



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chairman and Members
Park Authority Board

VIA: Michael A. Kane, Director

FROM: Lynn Tadlock, Director
Planning and Development Division

DATE: March 1, 2006

Agenda

Planning and Development Committee
Wednesday, March 8, 2006 – 4 p.m.
Board Room – Herrity Building
Chairman: Winifred S. Shapiro

1. Mastenbrook Volunteer Matching Fund Grants Program Request – Northern Virginia Soil and Water Conservation District – Little Pimmit Run Stream Valley Park – Action*
2. Mastenbrook Volunteer Matching Fund Grants Program Request – Pleasant Valley Neighborhood Connection – Richard W. Jones Park – Action*
3. Scope Approval – South Run RECenter Fitness Room Addition and Parking Lot – Action*
4. Scope Approval – Audrey Moore RECenter Improvements – Action*
5. Scope Approval – Parking Lot Renovations at Alabama Drive Park and Pinecrest Golf Course – Action*
6. Approval – Extension of Open End Contracts for Civil Engineering and Related Services – Action*
7. Maintenance Related Improvements at Lee, Mt. Vernon, and Providence RECenters – Information*
8. Transfer of County-owned Land to the Fairfax County Park Authority - Phase III – Action*
9. Authorization for Public Hearing on the Proposed John C. and Margaret K. White Horticultural Park Master Plan – Action*
10. Authorization to Hold a Public Hearing on the Proposed Sully Woodlands Regional Master Plan – Action*
11. Funding Update for Park Capital Construction Projects – Information*
12. Athletic Field Lighting Study and Generic Athletic Field Lighting Specifications – Information*
13. FY 2006 Update – Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund – Information*
14. Capital Improvement Program (CIP) Presentation for the Planning Commission's Workshop – Information Only*
15. Closed Session
 - Land Acquisition Matters

*Enclosures

cc: Timothy K. White
Leadership Team

Board Agenda Item
March 22, 2006

ACTION -

Mastenbrook Volunteer Matching Fund Grants Program Request – Northern Virginia
Soil and Water Conservation District – Little Pimmit Run Stream Valley Park
(Dranesville District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grants Program request from the Northern Virginia Soil and Water Conservation District in the amount of \$10,000 for the stream bank stabilization project in Little Pimmit Run Stream Valley Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grants Program request from the Northern Virginia Soil and Water Conservation District in the amount of \$10,000 for stream bank stabilization project in Little Pimmit Run Stream Valley Park.

TIMING:

Board action is requested on March 22, 2006 in order to award the grant.

BACKGROUND:

In 2003, homeowners whose properties border a portion of Little Pimmit Run, which runs through Little Pimmit Run Stream Valley Park, made the County aware of a severe stream bank erosion problem that had developed. The erosion developed as a result of increased storm water flow due to upstream development and was partly contributed to by the presence of an improperly located low water stream crossing and defoliation of the stream bank. Staff from the Park Authority, Department of Public Works and Environmental Services (DPWES), and Northern Virginia Soil and Water Conservation District (NVSWCD) worked together to decide how to best address the problem. All parties, including the homeowners, agreed with a proposal by the NVSWCD to undertake an engineered “natural channel design” solution to the problem. The recommended solution has been used effectively to remedy similar problems at other streams in the region. If the erosion is not addressed, the stream bank will continue to erode and eventually threaten an existing sanitary sewer line and several private properties on both sides of the stream.

Board Agenda Item
March 22, 2006

In October of 2004, the Park Authority granted a right of entry to NVSWCD to manage the project to its completion. The goal of the project is to restore to pre-erosion conditions approximately 480 linear feet of eroded stream bank, stabilize the stream banks to prevent future erosion while taking into account the conditions that caused the erosion, and provide a design for a new stream crossing. The analysis, engineering and design phase of the project are nearing completion. It is anticipated that construction will take place in the spring of 2006.

The NVSWCD is an independent public agency established by the Commonwealth of Virginia and founded by citizens concerned about conserving natural resources. The State and the County provides a majority of the funding needed to operate the NVSWCD, however there is an annual funding shortfall of approximately \$35,000 which the NVSWCD seeks to make up for in many ways, such as reimbursement for technical assistance provided to local jurisdictions.

The cost for analysis, design and construction oversight is estimated at \$83,854. The adjacent homeowners have agreed to fund \$46,734 of this cost and the NVSWCD has agreed to assume responsibility for the remaining portion of this cost (\$37,120) through in-kind services. The cost to complete the construction phase is estimated to be approximately \$96,000, which the homeowners have agreed to fully fund.

The NVSWCD is requesting \$10,000 in matching funds to off-set their portion of the total cost of this project. Matching funds are available to complete this project.

Supervisor Joan Dubois, Dranesville District, fully supports the project and has agreed to fund the construction of the new stream crossing which will cost approximately \$5,000.

FISCAL IMPACT:

The total project cost is \$179,854. Funds are currently available in the amount of \$10,000 in Project 475504, Community Parks/Courts in Fund 370, Park Authority Bond Construction; in the amount of \$27,120 from the Northern Virginia Soil and Water Conservation District in in-kind services; and in the amount of \$142,734 in cash donations from the adjacent homeowners, resulting in total available funding of \$179,854.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grants Program will be \$135,742.

Board Agenda Item
March 22, 2006

ENCLOSED DOCUMENTS:

- Attachment 1: Mastenbrook Volunteer Matching Fund Grants Program Application Form – Northern Virginia Soil and Water Conservation District
- Attachment 2: Permission For Right of Entry letter from the Park Authority to the Northern Virginia Soil and Water Conservation District dated October 13, 2004

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn Tadlock, Director, Planning and Development Division
Cindy Messinger, Director, Resource Management Division
Dan Sutherland, Manager, Grounds Management Branch
Mark Rogers, Manager, Area 1 Management



Mastenbrook Volunteer Matching Fund Grants Program Application Form

PLEASE PRINT. Please provide all information requested. You may attach additional sheets and/or materials to support your request.

1. **Grantee Information** Northern Virginia Soil and Water
 Name of Individual or Organization: Conservation District
 Contact Person: Diane Hoffman
 Mailing
 Address: 12055 Government Center Pkwy, #905, Fairfax, VA 22035
 Phone: (703) 324-1433 (direct) 703-324-1460 (main line)
 Fax: (703) 324-1421
 Email: diane.hoffman@fairfaxcounty.gov
2. **Project**
 Title: Little Pimmit Run Stream Bank Stabilization Project
3. **Funding Requested**
 Amount \$10,000
 (Applicant may request up to a maximum of \$10,000 per project. Limited to one approved project per fiscal year.)
4. **Project Description**
 Provide a description of your project. (Attach drawings or specification of materials/proposed for purchase. If educational materials are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project

See Attached

5. **Public Benefits**

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

See Attached

6. **Sponsor Commitment**

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long term maintenance of your project after it is completed?

See Attached

7. **Proposed Budget**

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds. Please check one of the following:

The Park Authority prefers to reimburse grantees after the work is completed. However, please note that projects that were begun or completed prior to Park Authority approval are ineligible for funding.

- ☒ We understand payment by the Park Authority will occur after we complete the project.
☐ We must have the Park Authority grant funds prior to beginning the project.



Signature

1/27/06

Date

4. Project Description

The Little Pimmit Run Stream Bank Stabilization Project will improve park property by stabilizing approximately 480 linear feet of a stream bank along Little Pimmit Run in the Dranesville District in McLean. Approximately 380 feet is located within Park Authority land. The public-private partnership for this project are the Park Authority, the Northern Virginia Soil and Water Conservation District, the Homeowners adjacent to the park property and stream, and Vanasse Hangen Brustlin, Inc. (VHB), an environmental consulting firm with proven expertise in designing and overseeing stream restoration projects.

Due to a significant change in land use within the watershed in recent years, the volume of runoff passing through the stream has increased considerably. This has resulted in severe bed and bank erosion within several major reaches of the stream, including the stream reach within the project site. Further a fair-weather crossing has caused additional stream bank erosion. The structure has been removed; however, improper removal of the crossing has added to the problem by causing additional bank erosion in a new location along the stream bank. The impact of these events has caused a lateral migration of the stream to an extent that it threatens an existing sanitary sewer line and several private properties on both sides of the stream.

The goals of the project are to 1) develop the correct stream geometry within the project site, taking into account the main factors that have caused instability within the stream's bed and banks, 2) stabilize the eroded stream banks, and 3) to recover, as much as possible, the bank segments that have been lost to erosion, and 4) to provide a design for a new stream crossing that will reconnect a trail without damaging the stream.

The homeowners are willing to fund the major portion of this stream stabilization project, with the stipulation that analysis, design and installation supervision are carried out by the Northern Virginia Soil and Water Conservation District (NVSWCD) (an independent public agency) and Vanasse Hangen Brustlin, Inc. (VHB) (a private environmental engineering firm). The Conservation District is willing to assume responsibility for approximately one-half the analysis, design and construction oversight, in order to reduce the burden of the cost to the homeowners by one-half for this part of the project. The Conservation District, as a public entity does not work for a profit; yet, it currently is under-funded, and is seeking assistance from a Mastenbrook grant to help it fulfill its portion of the partnership. By providing funding to the Conservation District, the Park Authority is, in effect, providing financial assistance to the homeowners. The other cost of the project, the actual construction and installation, will be paid by the Homeowners.

The Conservation District's responsibilities include, working in collaboration with VHB, to:

- 1) Survey the existing stream profile (slope), pattern (geometry), and dimension (cross section)
- 2) Find a stable stream reach that can be used as a reference to develop the correct profile, pattern and dimension for the eroded section of the stream

- 3) Perform a watershed hydrological analysis, to include the existing land use, and use the results to size the stream for the additional flow discharge
- 4) Prepare the final design and site plan
- 5) Obtain all required local, state and federal permits
- 6) Select the contractor for construction
- 7) Supervise the construction and installation of the project

The Park Authority has granted permission to the Conservation District to undertake and manage this project. (See attached memorandum.) It is anticipated that construction would take place in the spring of 2006.

5. Public Benefits

- 1) The existing active stream bank erosion within Park Authority property is threatening a major public sanitary sewer line. The destruction of the pipe would be a major environmental hazard. This project will prevent this from occurring.
- 2) The lateral migration of the stream bank, if not arrested, will reach three private residential properties in the near future. One property has been damaged already by stream bank erosion. Once the stream is stabilized, migration and erosion will no longer threaten these properties.
- 3) The vegetation that will be used to stabilize the stream banks will be native plants. Additionally, this vegetation will make the area aesthetically pleasing.
- 4) A heavily-used trail and stream crossing is located in this segment of Little Pimmit Run. When a stream crossing was installed, it caused a change in the stream's hydrology, which resulted in the scouring and significant erosion of the stream banks. Further problems were created when the crossing was removed. A design for a new stream crossing, which will not cause degradation of the stream, will be included in the design for the stream stabilization project. The design will be done in collaboration with the Park Authority so that when the crossing is restored and the trail is reconnected, it will not cause damage to the stabilized stream.
- 5) The project will be a landmark pilot project to demonstrate how a successful public-private partnership can work together to solve an environmental problem.

6. Sponsor Commitment

The Northern Virginia Soil and Water Conservation District has pioneered the use of "natural channel design" concepts in Fairfax County. The concept is widely recommended and highly promoted nationwide. District staff has extensive training in natural channel design and implementation, particularly to stabilize and restore highly eroded streams in urban environments. The District has successfully designed and installed several similar projects in different parts of the County, including Kingstowne in Alexandria, Snakeden Branch in Reston, Accotink Creek within Accotink Park, Banneker Park and Carlyn Springs in Arlington County. Before and after pictures of the Banneker Park project are attached. The Kingstowne Project, completed in 1999, restored 1,000 feet of a severely degraded stream. The project had several partners,

including the Conservation District, the USDA Natural Resources Conservation Service, the Virginia Department of Conservation and Recreation, Fairfax County, and two citizen organizations. Today the stream is stable, it successfully carries all storm events, and is an aesthetically pleasing amenity for the surrounding community. The VHB engineer who will be responsible for the design and installation of the Little Pimmit Run project is the same engineer who designed the Kingstowne project. A brochure about the project, which was prepared for the community, is attached.

The Conservation District will be responsible for coordinating among the different partners and supervising both the design and construction activities for this project. The District will take pictures to document the project as it progresses. The District also will coordinate with, and keep informed, all interested parties. The Homeowners have signed an agreement with the Conservation District to support the project and to fund its share of the cost. VHB has signed an agreement with the Conservation District to partner on the analysis, design and construction oversight of the project. The Park Authority is a key partner and interested party, having given permission to enter park property to install the project. The Fairfax Trails Committee has expressed a strong desire to have the stream crossing restored. Dranesville District Supervisor DuBois has an interest in this project and fully supports it. Her office has agreed to fund the new stream crossing that will be incorporated in the design for the stream bank stabilization. All partners and interested parties comprise the stakeholders for this project. When the project is completed, the Conservation District will collaborate with the stakeholders to hold an on-site ceremony to dedicate the project and to create and install educational signs.

When using the natural channel design approach to restore and stabilize streams, and when designed and implemented properly, little or no long-term maintenance is required. As an example, the Kingstowne stream restoration project has not required maintenance for the five years since its completion.

7. Proposed Budget

The cost for analysis, design and construction oversight is estimated at \$83,854. The adjacent homeowners have agreed to fund approximately one-half of this cost, or \$46,734, and the Conservation District will assume responsibility for the remaining cost of \$37,120, thereby effectively reducing the homeowners' financial burden by this amount. (Please see the attached Project Cost Estimate.) The Conservation District currently is under-funded (by approximately \$35,000) and is seeking assistance from a \$10,000 Mastenbrook grant to help it fulfill its portion of the partnership.

The homeowners also have agreed to fund the construction of the project, which is estimated at approximately \$96,000.

The Conservation District would request reimbursement from the Park Authority after the project is completed in the spring of 2006.

LITTLE PIMMIT RUN STREAM BANK STABILIZATION PROJECT

Estimated Project Cost and Responsibility, if Mastenbrook Grant is approved

Project Cost:

Analysis, Design & Construction Oversight	\$83,854.00
Construction	<u>\$96,000.00</u>
Total	<u>\$179,854.00</u>

Cost Responsibility:

Homeowners	\$142,734.00
NVSWCD	\$27,120.00
FCPA-Mastenbrook Grant	<u>\$10,000.00</u>
Total	<u>\$179,854.00</u>

Little Pimmit Run Stream Restoration - Labor Cost Estimate: analysis, design and construction oversight

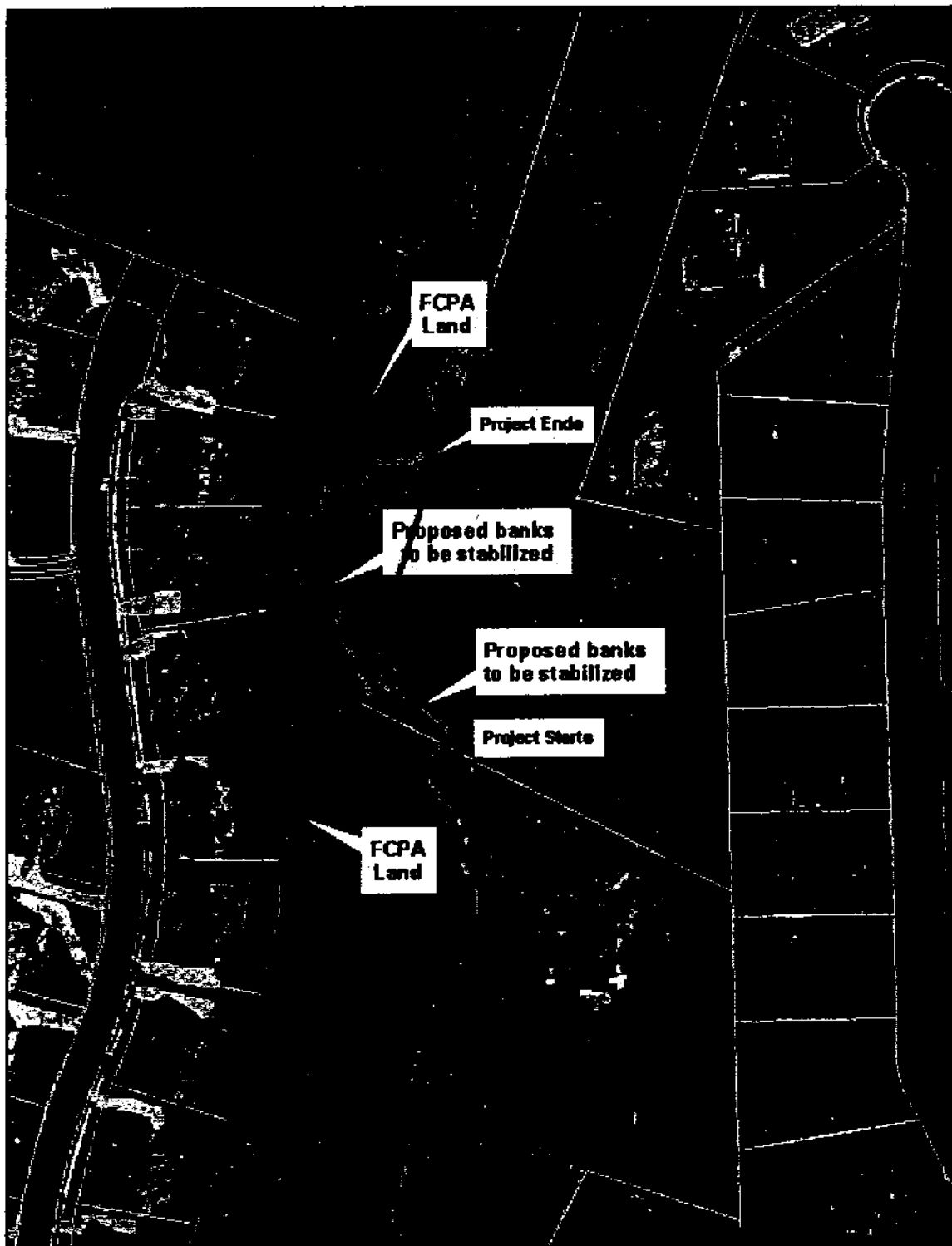
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Date: January 3, 2008

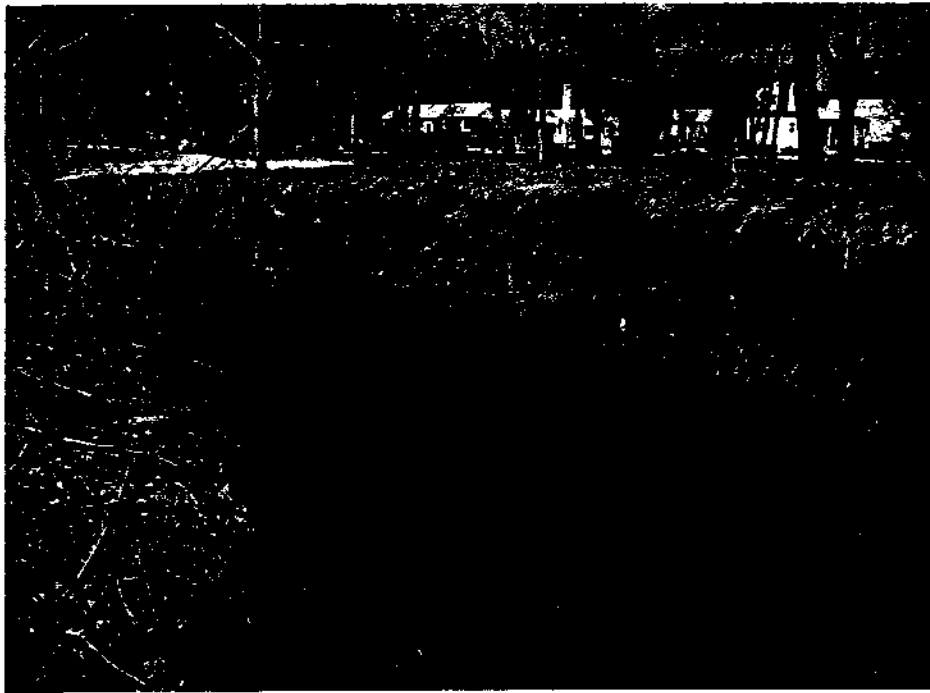
**NORTHERN VIRGINIA
SOIL & WATER CONS.**

TASKS

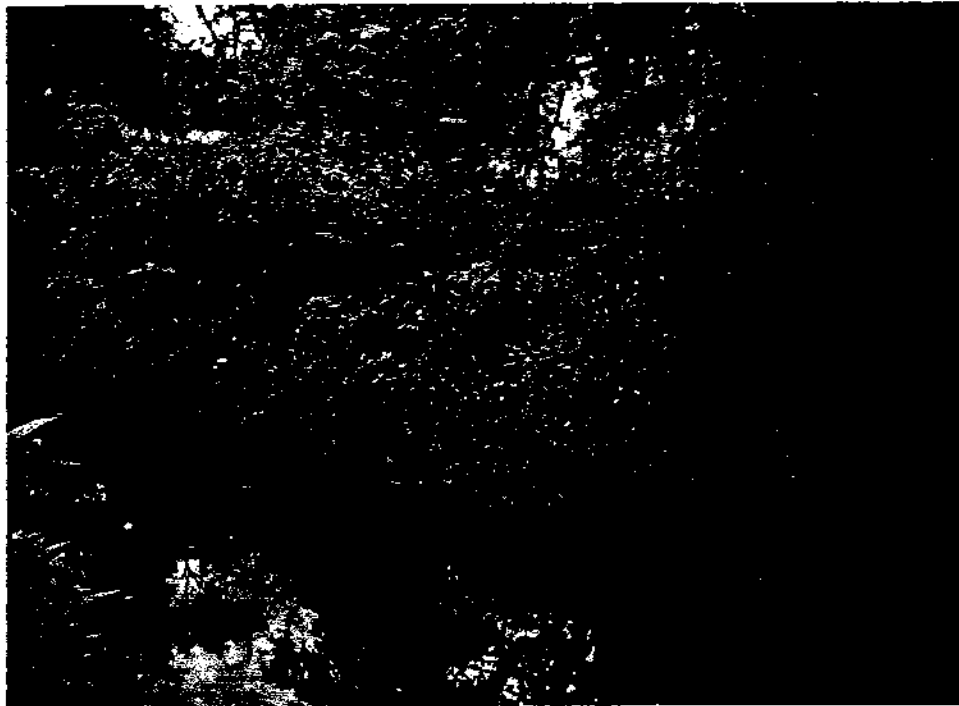
	Subtotal VHS Labor Charges	\$ 67,890
	Subtotal NVSCD Labor Charges	\$ 1,000
	Subtotal VHS Expenses (survey)	\$ 1,000
	TOTAL	\$ 69,890
TOTAL LABOR-VHS & NVSCD		\$ 69,890

**Little Pimmit Run
Stream Bank Stabilization Project**





An example of a highly eroded stream bank in Arlington County



**The same stream bank, 3 years later, following stabilization by
The Northern Virginia Soil and Water Conservation District staff**

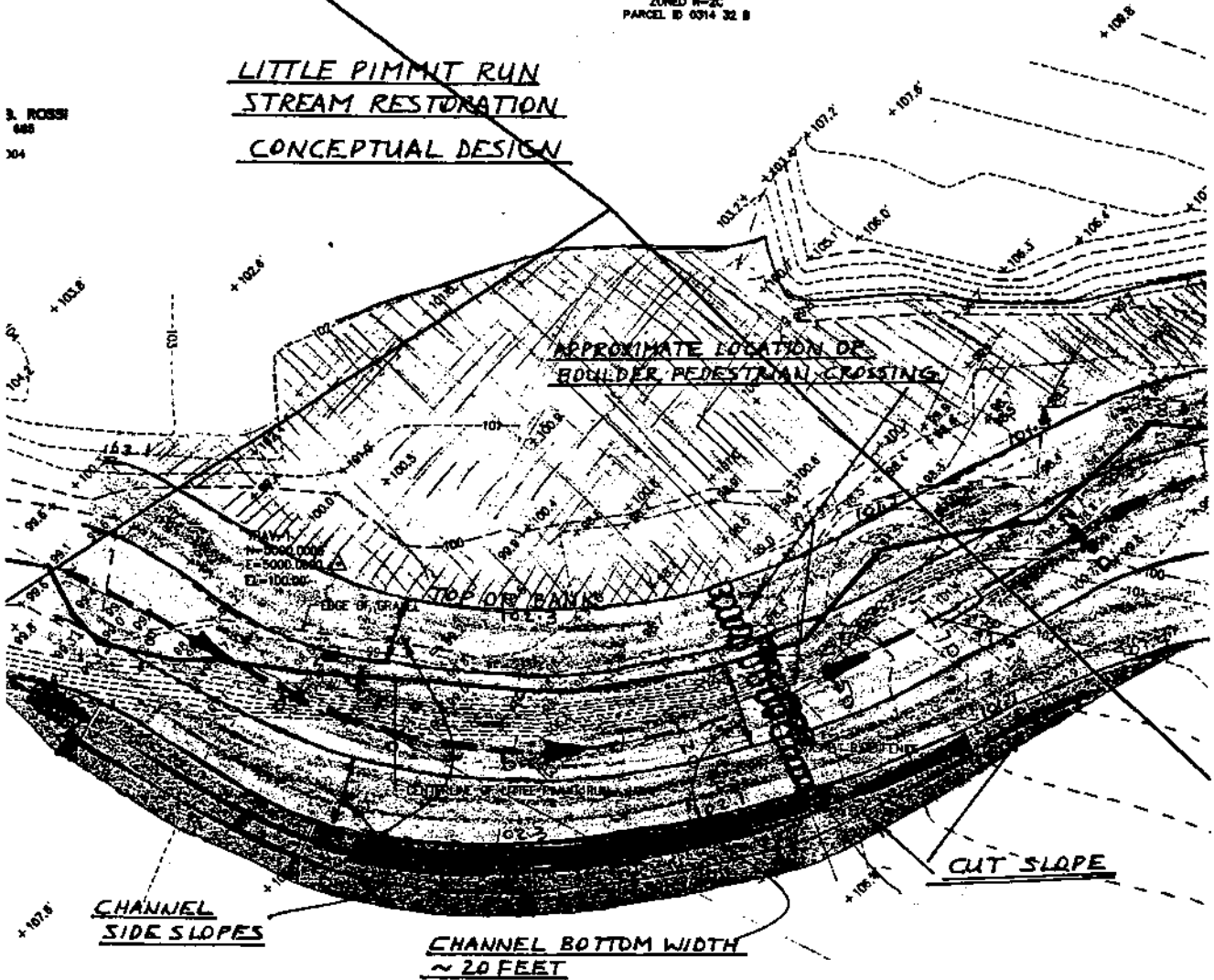
Little Pimmit Run Stream crossing

N/F
KENNETH J. BURCHFIELD & LINDA M. GARD
DEED BOOK 8370, PAGE 1010
ZONED R-2C
PARCEL ID 0314 32 0008

N/F
PARK AUTHORITY
DEED BOOK 7202, PAGE 478
ZONED R-2C
PARCEL ID 0314 32 8

LITTLE PIMMIT RUN STREAM RESTORATION CONCEPTUAL DESIGN

3. ROSS
685
304



N/F
DAVID P. & ROSE M. DONOVAN
DEED BOOK 11050, PAGE 875
ZONED R-2
PARCEL ID 0314 30 0005

TY LINES SHOWN ARE
TE IN NATURE

4: ASSUMED

L DATUM: ASSUMED

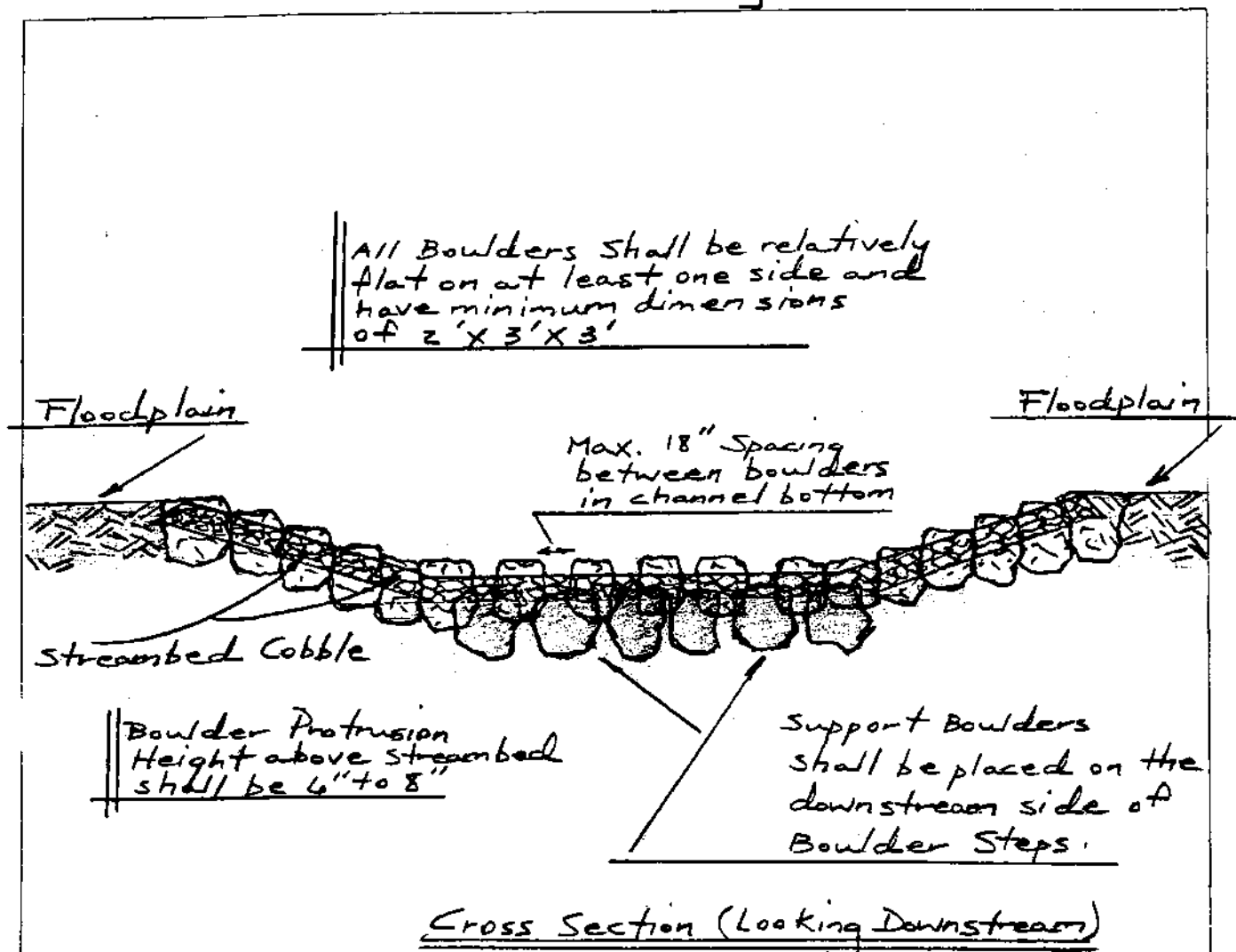


PLAN VIEW



Computations

Project: Little Pimmit Project # 3205400
Location: McLean, VA Sheet 1 of 2
Calculated by: R. Sewell Date: 01/12/06
Checked by: _____ Date: _____
Title: Boulder Step Pedestrian Crossing



BOULDER STEP PEDESTRIAN CROSSING

SCALE: 1 INCH = 8 FEET



Computations

Project: Little Pimmit Project # 3205400

Location: McLean, VA Sheet 2 of 2

Calculated by: R. Sewell Date: 01/12/06

Checked by: Date:

Title Cost Estimate For Boulder
Step Pedestrian Crossing

Boulder Crossing will be installed between stations 1+20 and 1+50. Bottom channel width at this location is ~ 20' with 3:1 side slopes ~ 12' long. Maximum spacing between boulders in bottom of channel will be 1.5'. On Channel Side Slopes boulders will be placed flush against each other. Use average boulder dimensions of 2' x 3' x 3'.

In accordance with cross section on Sheet 1 assume x-ing will require ~ 17 step-boulders and 6 support-boulders.

$$\rightarrow 23 (\text{boulders}) \times 2' \times 3' \times 3' = 414 \text{ ft}^3$$

$$\rightarrow 414 \text{ ft}^3 \times 62.4 \text{ lbs/ft}^3 \times 2.6 \approx 34 \text{ tons}$$

$$34 \text{ tons} \times \$100/\text{ton} (\text{delivery \& installation}) \\ = \$3,400.00$$

$$\rightarrow \$3,400.00 \times 20\% \text{ contingency} \\ = \underline{\underline{\$4,080.00}}$$



FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118



Attachment 2

October 13, 2004

Diane Hoffman, District Administrator
Northern Virginia Soil & Water Conservation District
12055 Government Center Parkway, Suite 905
Fairfax, VA 22035

SUBJECT: PERMISSION FOR RIGHT OF ENTRY

Dear Ms. Hoffman:

The Fairfax County Park Authority hereby grants permission for right of entry to the Northern Virginia Soil & Water Conservation District (NVSWCD), and its agents or assigns, to conduct a streambank stabilization and erosion control project in the Little Pimmit Run Stream Valley Park. Specifically, the parcels for which permission is granted are designated on Tax Map 31-4 ((32)) Parcel B, and Tax Map 31-4 ((28)) Parcels A & B in the Dranesville Supervisory District. This permission is valid until acceptance of the completed project by the County of Fairfax and the Fairfax County Park Authority.

Special Conditions

1. The NVSWCD, its agents and assigns, shall agree to indemnify and save harmless Fairfax County, its officers and employees and the Park Authority, its officers and employees, from and against any claims, loss, cost, damage or liability of any kind arising out of the work performed. The county and the Park Authority shall not be responsible for liable for injuries to persons, including death, or damage to property when injuries or damages are caused by or resultant from the NVSWCD, its agents or assigns' use of the premises under the terms of this agreement.
2. The NVSWCD will provide the Park Authority with one complete set of design drawings as well as any as-built documents which must be submitted to DPWES.

This permission for right of entry is contingent upon the NVSWCD signing and returning this document within ten (10) days to: Brian Daly, Director, Park Operations Division at the above address.

The Park Authority Board has been briefed on this project and is fully supportive of the NVSWCD's efforts to correct severe erosion in this stream and the cooperative agreement the District has reached with two neighboring citizens. Our staff will be able to assist throughout the project. Please coordinate your activities and requests for assistance through Brian Daly, Director of the Park Operations Division at 703-324-8596.

October 13, 2004
Diane Hoffman, District Administrator
Northern Virginia Soil & Water Conservation District
Page 2

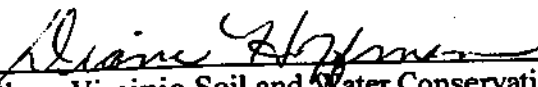
This is a unique partnership between several agencies and the community and I look forward to its successful completion.

Yours truly,



Michael A. Kane
Director

RECEIPT ACKNOWLEDGED:



Northern Virginia Soil and Water Conservation District
(Authorized Representative)

10/15/04

Date:

cc: Joan DuBois, Board of Supervisors, Dranesville District
Kevin J. Fay, Park Authority Board, Dranesville District
Timothy K. White, Deputy Director
Brian Daly, Director, Park Operations Division
File

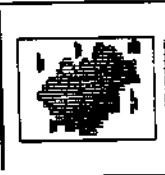


NAVY
Department of the Navy
Naval Facilities Engineering Command
Naval Facilities Engineering Station
Pittsburgh, Pennsylvania 15206-5000

GENERAL NOTES

1. This map is for informational purposes only and should not be used for legal or financial purposes.

2. This map is for informational purposes only and should not be used for legal or financial purposes.



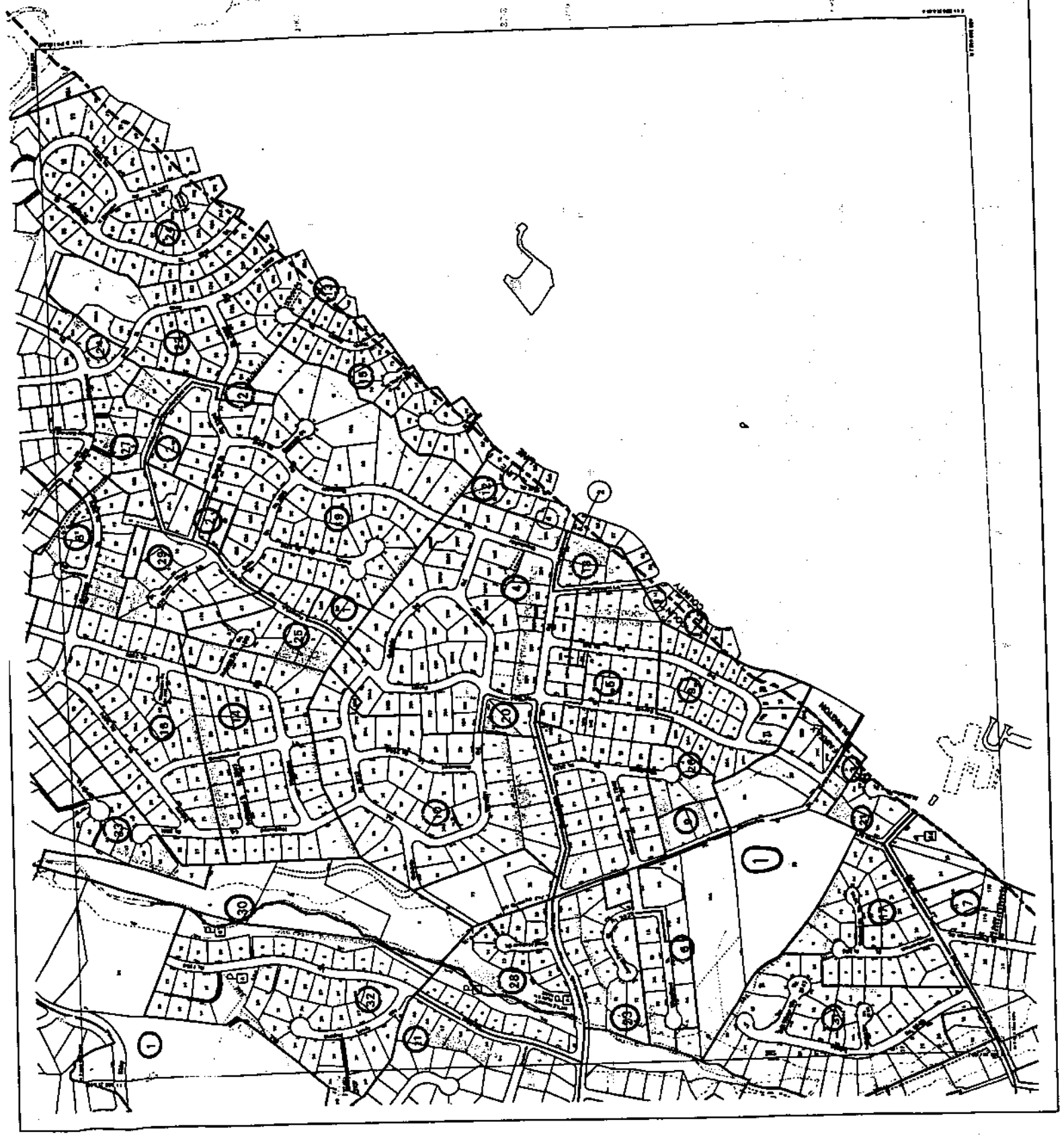
14	15	16
17	18	19
20	21	22

PROPERTY MAP

31-4

Revised to 04/1/00

NAVY
Department of the Navy
Naval Facilities Engineering Command
Naval Facilities Engineering Station
Pittsburgh, Pennsylvania 15206-5000



Board Agenda Item
March 22, 2006

ACTION –

Mastenbrook Volunteer Matching Fund Grants Program Request – Pleasant Valley Neighborhood Connection – Richard W. Jones Park (Sully District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grants Program request from the Pleasant Valley Neighborhood Connection in the amount of \$3,049 for the installation of swings adjacent to the existing playground at Richard W. Jones Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grants Program request from the Pleasant Valley Neighborhood Connection in the amount of \$3,049 for the installation of swings adjacent to the existing playground at Richard W. Jones Park.

TIMING:

Board action is requested on March 22, 2006 in order to award the grant.

BACKGROUND:

The existing playground at Richard W. Jones Park was initially constructed in 2000 and was expanded upon in 2001 by the local community through the Mastenbrook Volunteer Matching Fund Grants Program. The playground expansion in 2001 included several play components such as a tire swing, tot swings, and spring animals. The Pleasant Valley Neighborhood Connection is an active civic/social organization in the Pleasant Valley community. In an effort to provide additional play value for the older children in the community, the Pleasant Valley Neighborhood Connection is requesting matching funds to add swings for children older than two (2) years old. The additional swings will be installed contiguous with the parking lot side of the existing playground.

Staff has reviewed the proposed equipment and layout for compliance with applicable safety standards and supports the approval of the request. Park Operations staff will manage the installation of the swings by use of the County's playground installation service contract. The total funding required to pay for the installation of the swings is \$6,098. If approved the Pleasant Valley Neighborhood Connection's \$3,049, along with

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March 22, 2006

\$3,049 from the Mastenbrook Volunteer Matching Fund Grants Program, will provide the funding necessary to pay for the swings and their installation. Staff will perform a safety inspection upon completion of the playground.

Matching funds are available to complete this project.

FISCAL IMPACT:

The total project cost is \$6,098. Funds are currently available in the amount of \$3,049 in Project 475504, Community Parks/Courts in Fund 370, Park Authority Bond Construction, and in the amount of \$3,049 from the Pleasant Valley Neighborhood Connection in cash donations resulting in total available funding of \$6,098.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grants Program will be \$145,742.

ENCLOSED DOCUMENTS:

Attachment 1: Mastenbrook Volunteer Matching Fund Grants Program Application
Form – Pleasant Valley Neighborhood Connection

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn Tadlock, Director, Planning and Development Division
Dan Sutherland, Manager, Grounds Management Branch
Ed Richardson, Manager, Area 5 Management



Mastenbrook Volunteer Matching Fund Grants Program Application Form

PLEASE PRINT. Please provide all information requested. You may attach additional sheets and/or materials to support your request.

1. Grantee Information

Name of Individual or Organization: Pleasant Valley Neighborhood Connection

Contact Person: Cynthia Kim

Mailing

Address: 15219 Elk Run Rd

Phone: 703 679 9365

Fax: ()

2. Project

Title: Richard Jones Park additions

3. Funding Requested

Amount \$ 3,049 - half of expense for project
 (Applicant may request up to a maximum of \$10,000 per project. Limited to one Project per fiscal year.)

4. Project Description

Provide a description of your project. (Attach drawings or specification of materials/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

addition of 1 set of 2 swings for park
 Please see attached ~~proposal~~ Proposal

5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

The Richard Jones Park is in a largely residential area where it is the only ^{public} play area for miles. The play ground has no ^{swing} equipment for children over 2. These swings would encourage older children to play at this play group.

6. Sponsor Commitment

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long-term maintenance of your project after it is completed?

We will be purchasing services from experienced vendors and dealing with the county to be sure we are meeting code requirements.

7. Proposed Budget

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds.

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- ☒ We understand payment by the Park Authority will occur after we complete the project.
- ☐ We must have Park Authority grant funds prior to beginning the project.

Cynthia Kern
Signature

11/18/06
Date

(703) 642-9800 Fax: (703) 642-9812

Sold To :

PLEASANT VALLEY/RICHARD JONES PARK

**15218 ELK RUN
CHANTILLY**

VA 20151

Ship To :

INSTALLER

PROPOSAL

REFERENCE #	DATE
25120101	12/01/05
TERMS	
50% Deposit / Balance Net 30	

CONTACT	CONTACT PHONE #	CONTACT FAX	SALES PERSON	F.O.B.
Cynthia Kim	703-679-9365	703-803-1739	Bruce A. Oranburg	Factory

[illegible]

Installation prices are based on normal soil conditions and truck access. Any buried rock or debris may be cause for additional charges.

When we are installing the equipment, any and all site preparation, not included in this quotation, must be completed prior to delivery of equipment. If this preparation is not

All orders are subject to factory approval.

Sales tax will be charged unless a valid Tax Exempt Certificate is provided with the order.

AUTHORIZED BY

DATE 12/1/05

ACCEPTED BY _____

DATE _____

The prices on this proposal are valid until: 12/09/05

SALE AMOUNT	\$5,823.00
SALES TAX	
FREIGHT CHARGES	\$275.00
TOTAL	\$6,098.00
DEPOSIT RECEIVED	
BALANCE	\$6,098.00

Line by line, this is the work the estimate is for.

Line 1, Excavation and site prep- Bosco proposes to dig out and level off the area that the playground will be expanded into. The depth of the fibar (wood chips) will be greater than the height of the border, so they will need to excavate the entire area.

Line 2, Maxplay swing with 2 belt seats- This is the swing set. A belt swing is not a swing with a seat belt. It is a flexible plastic seat, about 6" by 30".

Line 3, Installation of swing- The swing set needs to be installed so that the bar from which the swings hang is level and the posts are plumb. The installer will measure to get the centers of the holes in the correct locations and then dig or auger holes deeper than the posts need to be. The post holes will be backfilled with gravel or concrete so that the bottoms of all the holes are all at the same elevation. To do this, they need a surveyor's level/transit. Typically, the swing set is assembled with the posts in the holes but without the chains or swings attached. If everything is level and plumb, the holes are backfilled with concrete.

Line 4, Kid timbers- These are the pieces to enlarge the border.

Line 5, Remove and reinstall kid timbers- One edge of the border will be removed so that the two adjoining sides can be extended to encompass the new footprint of the playground. The side that was removed will then be reinstalled along the new edge of the playground.

Line 6, Fibar installed- Fibar is the name for the wood chips in the playground. Unlike ordinary chips, fibar provides a firm surface which meets the requirements of the Americans with Disabilities Act. Any surface used in the playground must meet the ADA requirement for accessibility and the CPSC and ASTM standards for resilient surfacing in playgrounds. Fibar is the least expensive choice.

We can meet this weekend, at your convenience

Board Agenda Item
March 22, 2006

ACTION -

Scope Approval – South Run RECenter Fitness Room Addition and Parking Lot
(Springfield District)

ISSUE:

Approval of the project scope to design, permit and construct a fitness room addition and parking lot at the South Run RECenter.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design, permit and construct a fitness room addition and parking lot at the South Run RECenter.

TIMING:

Board action is requested on March 22, 2006 to maintain the project schedule.

BACKGROUND:

South Run District Park is a 192.17 acre park located in the Springfield Magisterial District. Within the park is the South Run RECenter that was constructed and opened to the public in 1988. The Park Master Plan, approved by the Park Authority Board on August 1, 2001, indicated the need for an additional fitness center and program space, and recommended an expansion of the existing building and associated parking. The 2003 Needs Assessment Report further noted that Fairfax County has a deficiency of recreation center space and that fitness center use opportunities are inadequate. The 2004 Park Bond program approved by the Park Authority Board included funding in the amount of \$3,500,000 for the addition of a fitness room and related work at South Run RECenter. On July 9, 2003, the Park Authority Board authorized additional funding for the project in the amount of \$800,000 by transferring the unused balance remaining in the South Run Field House Renovation Project. As a result, total funding in the amount of \$4,300,000 is currently available for this project.

The Department of Public Works and Environmental Services (DPWES) is managing this project for the Park Authority because their organizational structure and experience is more appropriate for this type of project. In accordance with the approved Work Plan schedule, staff assembled a project team with representatives from Park Services, Park Operations, and the Resource Management Divisions to establish the project scope. At their September 14, 2005 meeting, the Park Authority Board approved a contract award

Board Agenda Item
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to Bowie Gridley Architects of Washington, D. C. to provide consultant services for development of the project scope, preparation of design and construction documents, permitting, and construction administration services.

The project team led by DPWES and the consultant conducted a series of meetings and site visits to acquaint themselves with the programming requirements at South Run RECenter. Based on those meetings, the project team concluded that the fitness room should be located on the west side of the RECenter, configured as a two story addition, and should preserve one of the two existing racquetball courts. Conceptual design plans and elevations depicting the proposed addition have been provided as Attachments 1A, 1B, 1C and 1D. In addition, a conceptual plan for expanding the parking lot 65 spaces and performing related improvements required to support the fitness room addition is provided as Attachment 2.

Based on the amount of funding available for this project, the project team recommends the following scope of work:

- A two story fitness room addition of approximately 7000 square feet
- A lighted parking lot expansion of approximately 65 spaces
- Low impact development type stormwater management facilities and related site work

The scope cost estimate for the project is \$4,300,000, with a breakdown of the primary costs as presented on Attachment 3.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$4,300,000 is necessary to fund the fitness room addition and related work at the South Run RECenter. Funding is currently available in the amount of \$3,500,000 in Project 476204, Detail 666, Building New Construction, Fund 370, Park Authority Bond Construction and \$427,189 in Project 475898, Detail 280, Building Renovations, Fund 370, Park Authority Bond Construction and \$372,811 in Project 475898, Detail 659, Building Renovations, Fund 370, Park Authority Bond Construction for a total of \$4,300,000 to complete this project.

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ENCLOSED DOCUMENTS:

- Attachment 1A: South Run RECenter Conceptual Plan - Upper Level Floor Plan
- Attachment 1B: South Run RECenter Conceptual Plan - Lower Level Floor Plan
- Attachment 1C: South Run RECenter Conceptual Elevation - Front
- Attachment 1D: South Run RECenter Conceptual Elevation - Rear
- Attachment 2: South Run RECenter Conceptual Pan - Parking Lot
- Attachment 3: Scope Cost Estimate – South Run RECenter Fitness Room
Addition and Parking Lot
- Attachment 4: Development Project Fact Sheet -- South Run RECenter Fitness
Room Addition and Parking Lot

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn S. Tadlock, Director, Planning and Development Division
Charlie Bittenbring, Director, Park Services Division
Cindy Messinger, Director, Resource Management Division
Ron Pearson, Manager, Park Operations Division
John Lehman, Manager, Project Management Branch
Deb Garris, Project Manager, Project Management Branch

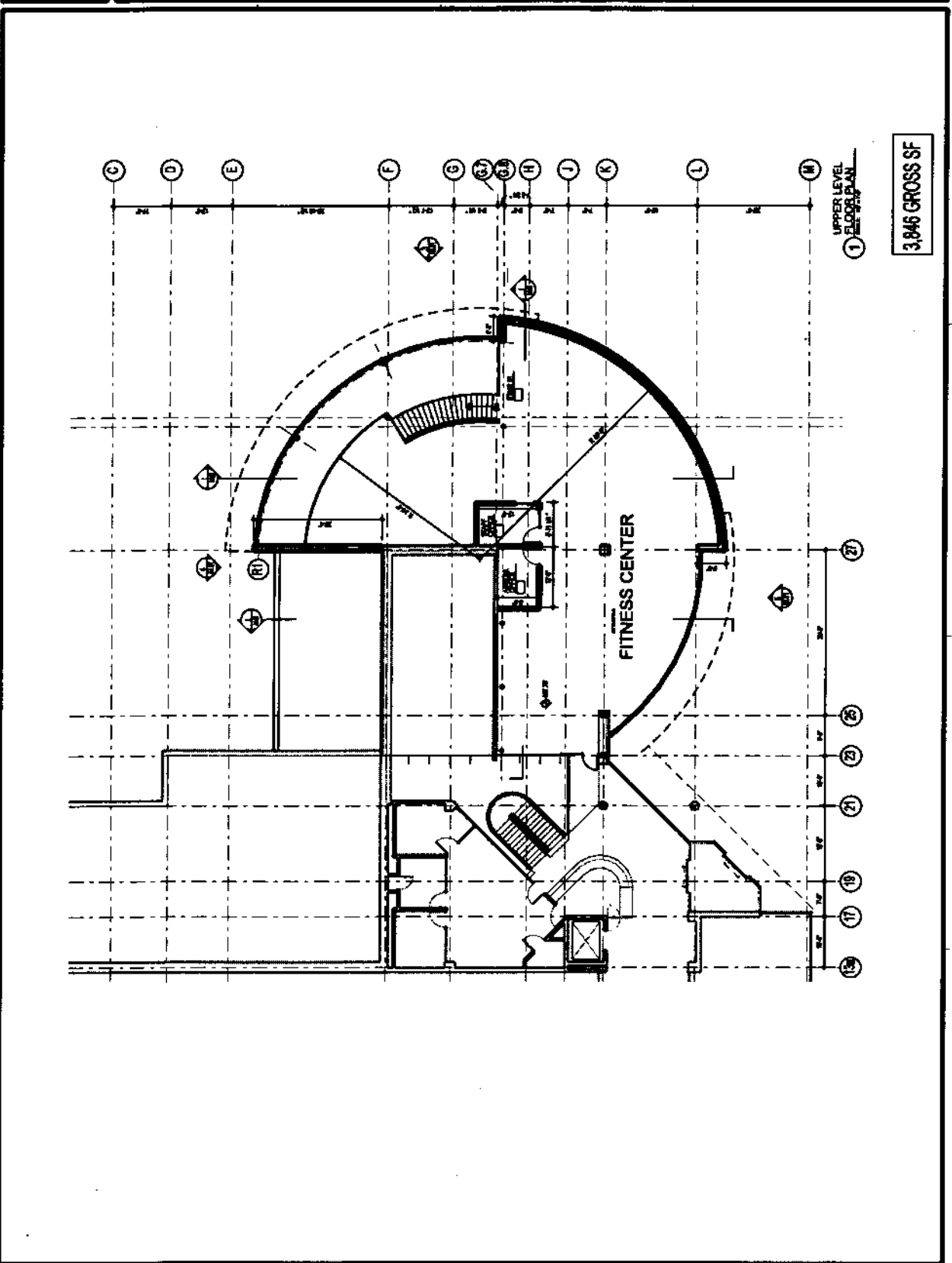


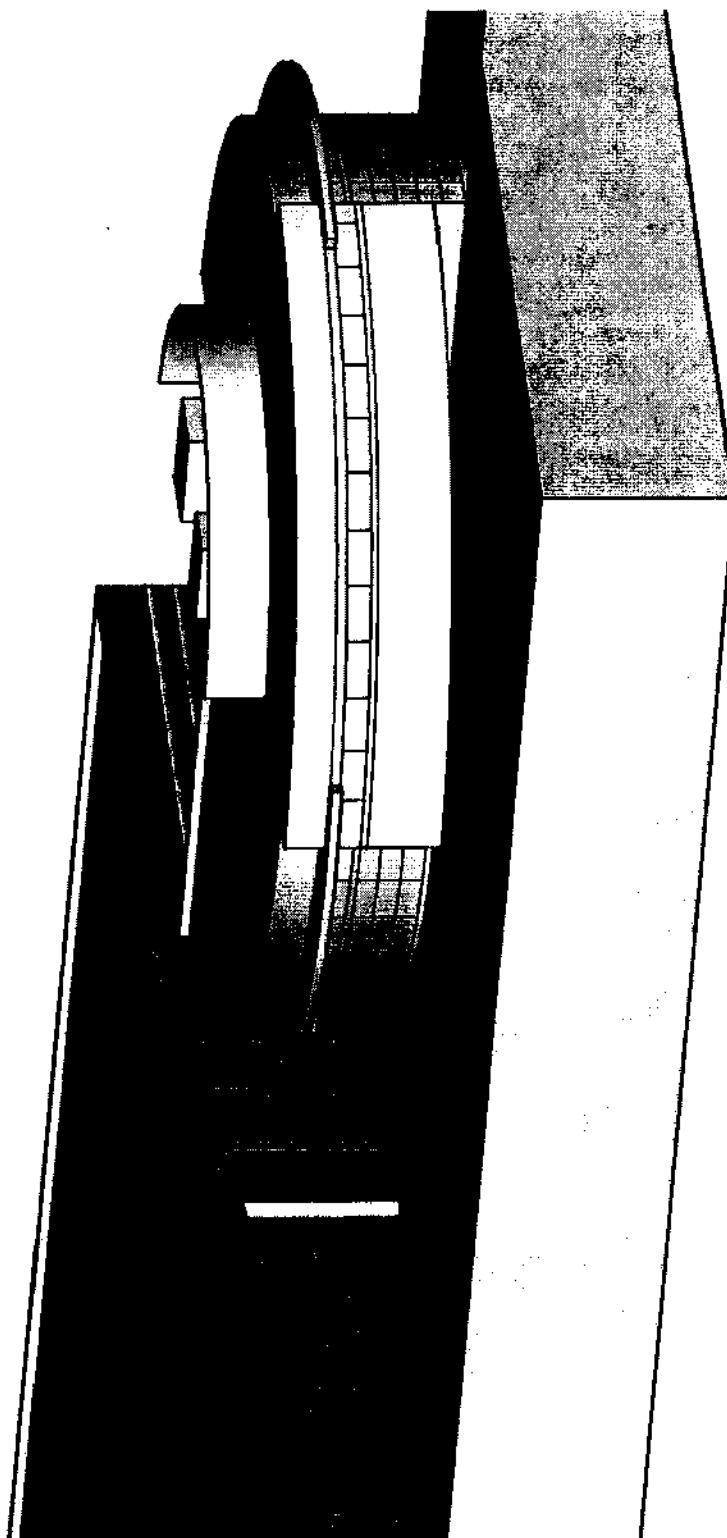
DATE	10/1/03
BY	W. J. BOWIE
PROJECT	South Run RECenter
DESCRIPTION	UPPER LEVEL FLOOR PLAN
SCALE	1/8" = 1'-0"

**South Run
RECenter**
1000 Riverchase Drive
Birmingham, AL 35244

DATE	10/1/03
BY	W. J. BOWIE
PROJECT	South Run RECenter
DESCRIPTION	UPPER LEVEL FLOOR PLAN
SCALE	1/8" = 1'-0"

3,846 GROSS SF

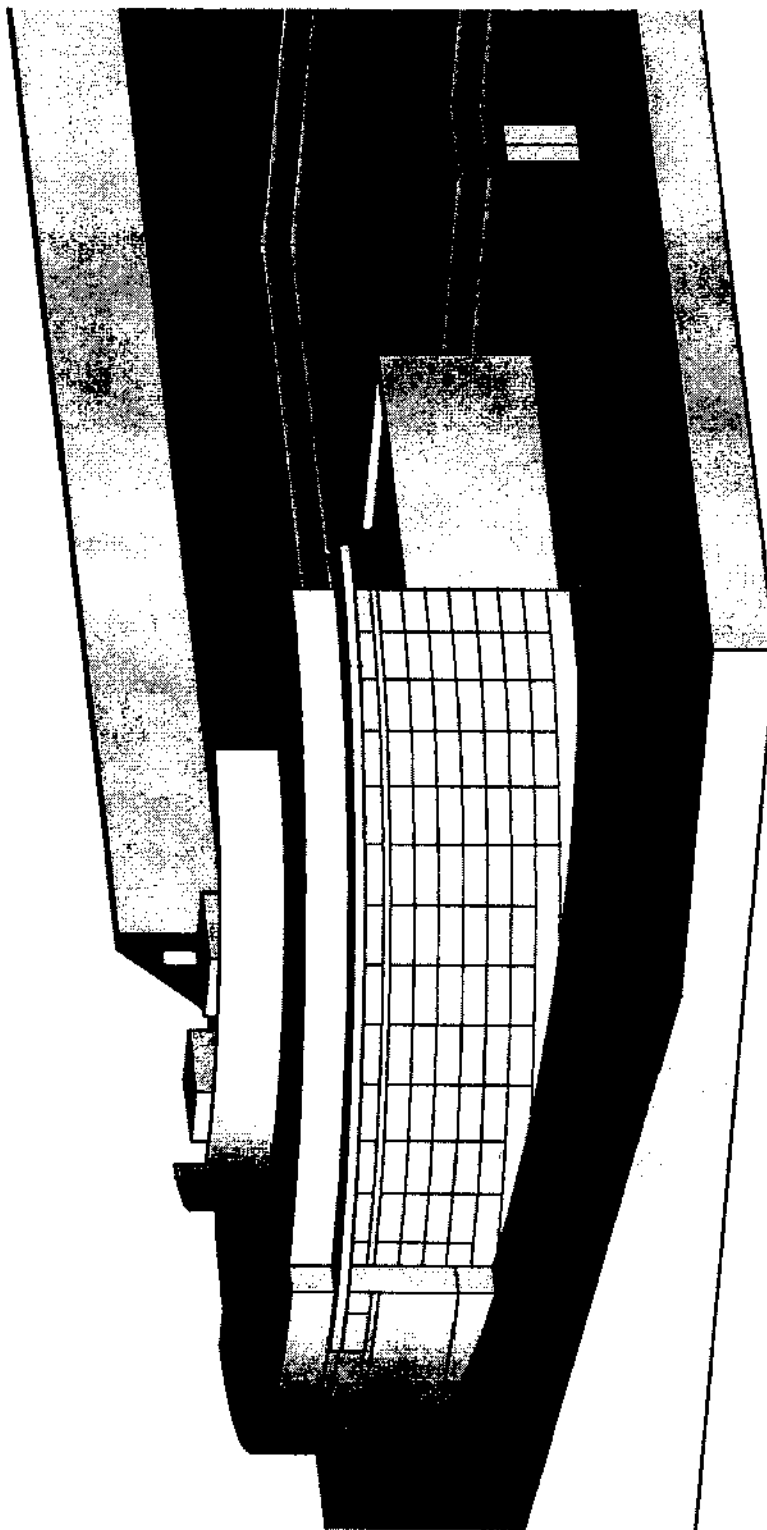




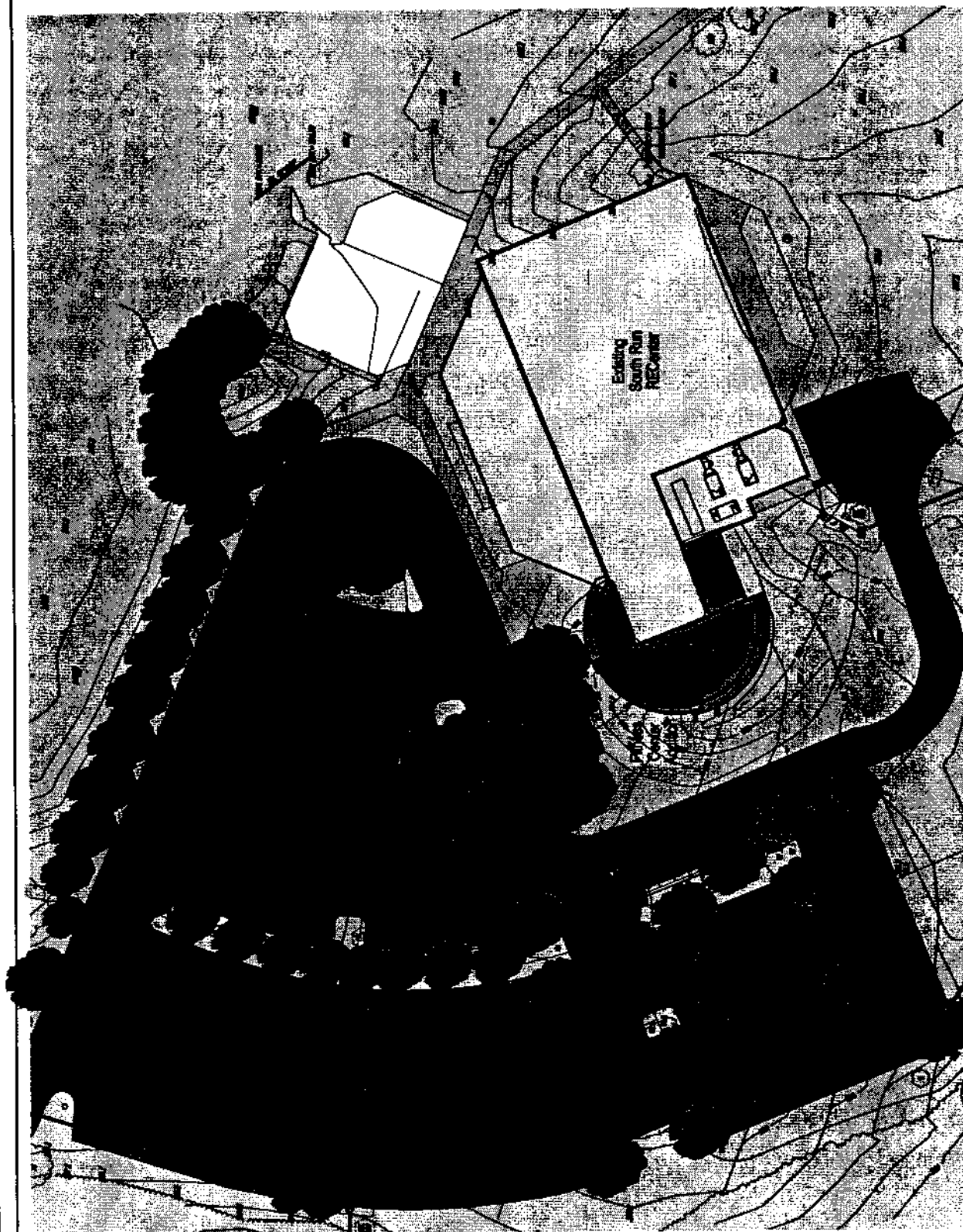
FRONT ELEVATION

South Run RECenter
Springfield, Virginia

February 2006



REAR ELEVATION



South Run RECenter
Springfield, Virginia

February 2006

SCOPE COST ESTIMATE

SOUTH RUN RECENTER FITNESS ROOM ADDITION AND PARKING LOT

• A two story fitness room addition of approximately 7000 square feet	\$2,650,000
• A lighted parking lot expansion of approximately 65 spaces	\$ 360,000
• Low impact development type stormwater management facilities and related site work	<u>\$ 200,000</u>
Construction Subtotal	\$3,210,000
• Design, construction administration and inspections	\$ 400,000
• Utilities and permits	\$ 144,000
• Construction contingency (10%)	\$ 321,000
• DPWES administration (5%)	\$ 161,000
• FCPA administration (2%)	<u>\$ 64,000</u>
Total Project Estimate	\$4,300,000

DEVELOPMENT PROJECT FACT SHEET

SOUTH RUN RECENTER FITNESS ROOM ADDITION AND PARKING LOT

DISTRICT: Springfield District
PARK: South Run District Park
PARK CLASSIFICATION: District Park
PROJECT NAME: South Run RECenter Fitness Room Addition and Parking Lot

Project Scope:

- A two story fitness room addition of approximately 7000 square feet
- A lighted parking lot expansion of approximately 65 spaces
- Low impact development type stormwater management facilities and related site work

Project Funding:

- Scope Cost Estimate: \$4,300,000
- Funding Source: \$3,500,000 in Project 476204, Detail 666, Building New Construction, Fund 370, Park Authority Bond Construction and \$427,189 in Project 475898, Detail 280, Building Renovations, Fund 370, Park Authority Bond Construction and \$372,811 in Project 475898, Detail 659, Building Renovations, in Fund 370, Park Authority Bond Construction for a total of \$4,300,000

2005 – 2009 Project Development Schedule:

<u>Phase</u>	<u>Planned Completion</u>
Scope Phase	1 st Quarter 2006
Design Phase	1 st Quarter 2008
Construction Phase	4 th Quarter 2009

ACTION -

Scope Approval – Audrey Moore RECenter Improvements (Braddock District)

ISSUE:

Approval of the project scope to design and construct maintenance improvements to the heating, ventilation and air conditioning (HVAC) system, repair the public elevator, and install an ultra violet light system to supplement the chemical system for treating the pool water at Audrey Moore RECenter.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct maintenance improvements to the heating, ventilation and air conditioning (HVAC) system, repair the public elevator, and install an ultra violet light system to supplement the chemical system for treating the pool water at Audrey Moore RECenter.

TIMING:

Board action is requested on March 22, 2006 to maintain the project schedule.

BACKGROUND:

Wakefield Park is a 292.6-acre Multiple Resource Park located in the Braddock Magisterial District. The park contains the Audrey Moore RECenter which was constructed in 1976. The HVAC system and public elevator at the facility are beyond their useful life, and in constant need of repairs. The 2004 Park Bond program approved by the Park Authority Board included funding in the amount of \$787,500 to make the needed HVAC system improvements and elevator repairs.

A project team was assembled to establish a budget driven priority list for the HVAC maintenance improvements as well as identify specific repairs for the public elevator. The team included representatives from the Park Services, Park Operations, and the Planning & Development Divisions. Staff hired a consulting engineering firm, Shaffer, Wilson, Sarver and Gray, P.C. (SWSG) to perform a thorough evaluation of the HVAC system and public elevator, and prepare a preliminary design report identifying improvements most critical to the operation of the facility.

Based on the facility evaluation report prepared by SWSG, and input from the Park Services Division, the project team recommends the following scope of work:

HVAC Equipment Renovations

- Replace Air Handling Units (AHU) #7 and #8 in the natatorium with Pool Recovery Units (PRU)
- Install a supplemental AC unit for the Spin Classroom
- Remove Exhaust Fan (EF) #13 and replace EF's #7, #8 and #12
- Replace Roof Top Unit (RTU) #1 with two smaller RTU's and modify ductwork
- Convert RTU #4 and modify ductwork to serve the first floor only
- Install a new RTU to serve the Administration Area
- Provide additional electrical panel boards and circuits

Elevator Repairs

- Replace the hydraulic jack assembly
- Replace elevator signal fixtures and related components

The project team has also determined that replacement of the AHU's in the natatorium and the elevator repairs can be accomplished quicker and at less cost using staff labor and open end maintenance contracts managed by the Park Operations Division. The remaining HVAC systems work will require consultant design and competitive bidding. The cost estimate for this work is \$744,500.

During the facility assessment, staff from Park Services requested an addition to the original project scope. The additional work included installing an ultra violet light system for disinfecting the pool water. Using an ultra violet light system to supplement the pool's chemical disinfecting system allows for a reduction in the use of chlorine, providing less chloramine in the environment. Staff believes the extensive metal deterioration frequently seen in natatoriums is largely due to the high level of chloramines generated by the pool water. The project team recommends installing the ultra violet light system with the remaining project funds. The cost estimate for this work is \$43,000.

The total scope cost estimate to complete the proposed improvements at the Audrey Moore RECenter is \$787,500, which is within the 2004 Park Bond estimate for the project as detailed in Attachment 1.

The RECenter will not require closure during the proposed improvements, and it is anticipated that the construction activities will pose minimal disruption to the facility. The elevator repairs will necessitate the elevator being taken out of service for several weeks while the repairs are being accomplished. During that time, RECenter staff has identified an alternate drop off point along the service drive to provide an accessible route to the lower level.

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FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$787,500 is necessary for this project. Funding is currently available in the amount of \$787,500 in Project 475804, Building Renovation / Expansion, Detail 316, Wakefield Park, Audrey Moore RECenter, in Fund 370, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

Attachment 1: Scope Cost Estimate – Audrey Moore RECenter Improvements
Attachment 2 Development Project Fact Sheet – Audrey Moore RECenter
Improvements

STAFF:

Michael A. Kane, Director
Tim White, Chief Operating Officer
Charlie Bittenbring, Director, Park Services Division
Ron Pearson, Manager, Park Operations Division
Lynn S. Tadlock, Director, Planning and Development Division
Michael Baird, Management Analyst, Financial Planning Branch
John Lehman, Manager, Project Management Branch
Deb Garris, Supervisor, Project Management Branch
Don Sotirchos, Project Manager, Project Management Branch

SCOPE COST ESTIMATE

Audrey Moore RECenter Improvements**HVAC Equipment Renovations**

Replace AHU's #7 and #8 in the natatorium with PRU's	\$375,000
Install a supplemental AC unit for the Spin Classroom	\$ 16,000
Remove EF#13 and replace EF's #7, #8 and #12	\$ 12,000
Replace RTU #1 with two smaller RTU's and modify ductwork	\$ 37,000
Convert RTU #4 and modify ductwork to serve the first floor only	\$ 14,000
Install a new RTU to serve the Administration Area	\$ 27,000
Provide additional electrical panel boards and circuits	\$ 12,000
Subtotal	\$493,000

Elevator Repairs

Replace the hydraulic jack assembly	\$ 48,000
Replace elevator signal fixtures and related components	\$ 26,000
Subtotal	\$ 74,000

Pool Water Treatment

Install an ultra violet light system to supplement the chemical system for treating the pool water	\$ 43,000
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Construction Subtotal	\$610,000
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Design, construction administration and testing	\$ 45,000
Permit fees	\$ 4,000
Construction Contingency (15%)	\$ 91,500
Contract Administration (6%)	\$ 37,000
Subtotal	\$177,500

Total Project Estimate	\$787,500
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AHU - Air Handling Unit
 PRU - Pool Recovery Unit
 EF - Exhaust Fan
 RTU – Roof Top Unit

DEVELOPMENT PROJECT FACT SHEET

Audrey Moore RECenter Improvements

DISTRICT: Braddock
PARK: Wakefield
PARK CLASSIFICATION: Multiple Resource
PROJECT NAME: Audrey Moore RECenter Improvements
HVAC Equipment Renovations, Elevator Repairs and Pool
Water Treatment

Project Scope:

HVAC Equipment Renovations

- Replace AHU's #7 and #8 in the natatorium with PRU's
- Install a supplemental AC unit for the Spin Classroom
- Remove EF#13 and replace EF's #7, #8 and #12
- Replace RTU #1 with two smaller RTU's and modify ductwork
- Convert RTU #4 and modify ductwork to serve the first floor only
- Install a new RTU to serve the Administration Area
- Provide additional electrical panel boards and circuits

Elevator Repairs

- Replace the hydraulic jack assembly
- Replace elevator signal fixtures and related components

Pool Water Treatment

- Install an ultra violet light system to supplement the chemical system for treating the pool water

Project Funding:

- Scope Cost Estimate: \$787,500
- Funding Source: Funding is currently available in the amount of \$787,500 in Project 475804, Detail 316, Building Renovation/Expansion, in Fund 370, Park Authority Bond Construction.

2005 – 2009 Project Development Schedule

<u>Phase</u>	<u>Complete</u>
Scope Phase	2 nd Quarter 2006
Design Phase	2 nd Quarter 2007
Construction Phase	4 th Quarter 2008

Board Agenda Item
March 22, 2006

ACTION -

Scope Approval – Parking Lot Renovations at Alabama Drive Park and Pinecrest Golf Course (Dranesville and Mason Districts)

ISSUE:

Approval of the project scope to renovate the parking lots at Alabama Drive Park and Pinecrest Golf Course.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to renovate the parking lots at Alabama Drive Park and Pinecrest Golf Course.

TIMING:

Board approval of the project scope is requested on March 22, 2006 to maintain the project schedule.

BACKGROUND:

The 2004 Park Bond Program included a Capital Improvement Project in Infrastructure Renovation to renovate the parking lots at Alabama Drive Park and Pinecrest Golf Course.

Alabama Drive Park has a 68 space asphalt parking lot that was constructed in the early 1980's. Over the past 24 years, the asphalt surface has substantially deteriorated, and a portion of the concrete header curb has failed. Similarly, Pinecrest Golf Course has a 114 space parking lot that was constructed over 20 years ago, and the surface is in very poor condition, and needs to be repaired.

Both parking lots can be edge milled and overlaid which precludes the need for full scale reconstruction of the subgrade. The scope of work anticipated to renovate both parking lots is as follows:

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Alabama Drive Park

- Repair failed areas of the subgrade
- Remove and replace deteriorated header curb
- Edge mill 2" of existing asphalt
- Place paving fabric
- Place 2" of new asphalt
- Restore pavement marking for spaces
- Provide new concrete wheelstops

Pinecrest Golf Course

- Edge mill 2" of existing asphalt and sawcut transition
- Place paving fabric
- Place 2" of new asphalt
- Restore pavement marking for spaces

The scope cost estimate included as Attachment 3 estimates that \$145,100 is needed to renovate both parking lots.

Staff is planning to use the County Open End Paving Contract to complete this work in a timely and cost effective manner.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$145,100 is necessary for this project. Funding is currently available in the amount of \$145,100 in Project 474404, Infrastructure Renovation in Fund 370, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

- Attachment 1: Park Master Plan for Alabama Drive Park
- Attachment 2: Park Master Plan for Pinecrest Golf Course
- Attachment 3: Scope Cost Estimate – Parking Lot Renovations Alabama Drive Park and Pinecrest Golf Course
- Attachment 4: Development Project Fact Sheet – Parking Lot Renovations at Alabama Drive Park and Pinecrest Golf Course

Board Agenda Item
March 22, 2006

STAFF:

Michael A. Kane, Director

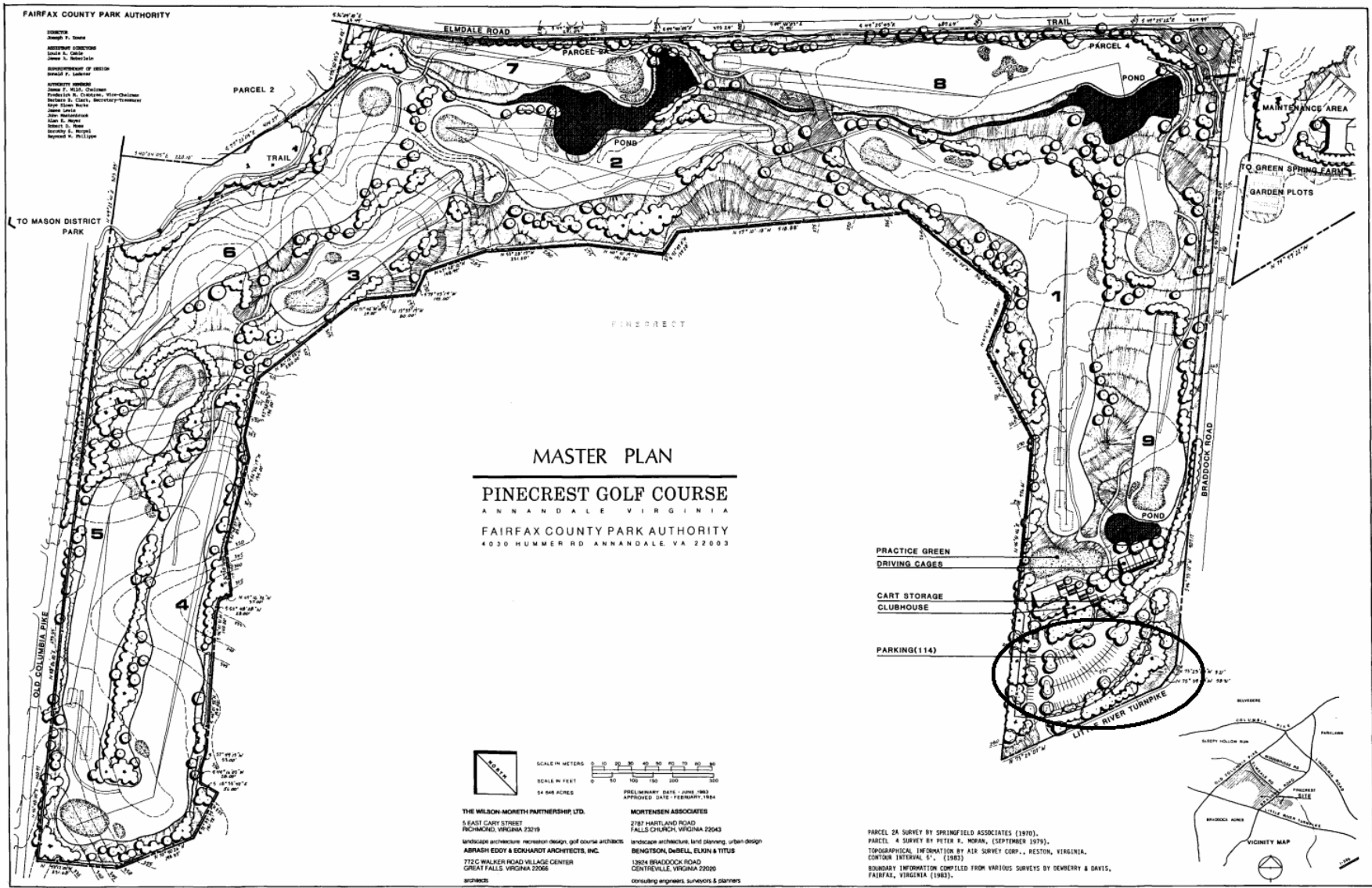
Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

Dan Sutherland, Manager, Park Operations Division

John Lehman, Manager, Project Management Branch

Rich Fruehauf, Project Manager, Project Management Branch



SCOPE COST ESTIMATE

Parking Lot Renovations Alabama Drive Park & Pinecrest Golf Course

Alabama Drive Park

Repair failed areas of the subgrade	\$ 2,000
Remove and replace deteriorated header curb	\$ 11,000
Edge mill 2" of existing asphalt	\$ 10,000
Place paving fabric	\$ 6,000
Place 2" of new asphalt	\$ 16,000
Restore pavement marking for spaces	\$ 4,000
Provide new concrete wheelstops	\$ 2,000
Subtotal	\$ 51,000

10% Construction Contingency	\$ 5,100
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6% Administration	\$ 3,100
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Total	\$ 59,200
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Pinecrest Golf Course

Edge mill 2" of existing asphalt and sawcut transition	\$ 22,000
Place paving fabric	\$ 12,000
Place 2" of new asphalt	\$ 35,000
Restore pavement marking for spaces	\$ 5,000
Subtotal	\$ 74,000

10% Construction Contingency	\$ 7,400
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6% Administration	\$ 4,500
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Total	\$ 85,900
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Total Project Estimate	\$145,100
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DEVELOPMENT PROJECT FACT SHEET

Parking Lot Renovations at Alabama Drive Park and Pinecrest Golf Course

DISTRICT: Dranesville and Mason
PARK: Alabama Drive and Pinecrest Golf Course
PARK CLASSIFICATION: N/A
PROJECT NAME: Infrastructure Renovation

Project Scope:

Alabama Drive Park

- Repair failed areas of the subgrade
- Remove and replace deteriorated header curb
- Edge mill 2" of existing asphalt
- Place paving fabric
- Place 2" of new asphalt
- Restore pavement marking for spaces
- Provide new concrete wheelstops

Pinecrest Golf Course

- Edge mill 2" of existing asphalt and sawcut transition
- Place paving fabric
- Place 2" of new asphalt
- Restore pavement marking for spaces

Project Funding:

- Project Scope Cost Estimate: \$145,100
- Funding Source: \$145,100 in Project 474404, Infrastructure Renovation in Fund 370, Park Authority Bond Construction

Project Timeline:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1 st Qtr 2006
Construction	2 nd Qtr 2006

Board Agenda Item
March 22, 2006

ACTION -

Approval – Extension of Open End Contracts for Civil Engineering and Related Services

ISSUE:

Approval of a one year extension to the open end contracts with the firms of Bowman Consulting Group, Ltd., Burgess & Niple Inc., Greenhorne & O'Mara Inc., and Patton, Harris, Rust & Associates P. C. for civil engineering and related services needed to accomplish the projects in 2004 Park Bond Program.

RECOMMENDATION:

The Park Authority Director recommends approval of a one year extension to the open end contracts with the firms of Bowman Consulting Group, Ltd., Burgess & Niple Inc., Greenhorne & O'Mara Inc., and Patton, Harris, Rust & Associates P. C. for civil engineering and related services needed to accomplish the projects in 2004 Park Bond Program. Each firm will be extended for a term of one (1) year and the contract limits will be reset to the not to exceed amount of \$400,000.

TIMING:

Board action is requested on March 22, 2006 to ensure that civil engineering and related services are readily available to accomplish the 2004 Park Bond Program.

BACKGROUND:

On March 9, 2005 the Park Authority Board approved open end contract awards to the firms of Bowman Consulting Group, Ltd., Burgess & Niple Inc., Greenhorne & O'Mara Inc., and Patton, Harris, Rust & Associates P. C. for civil engineering and related services needed to accomplish the projects in 2004 Park Bond Program. Each firm was awarded a contract in the not to exceed amount of \$400,000 for a term of one (1) year. The contracts were renewable for two (2) additional one-year terms at the option of the Park Authority Board. Staff recommends extending all four (4) contracts for a one-year time period. This is the first one-year extension.

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March 22, 2006

FISCAL IMPACT:

The contract amounts encumbered and contract expiration dates are listed on Attachment 1. Contract expenditures will be charged to individual projects as work is assigned, up to the maximum amount of the contract. This Board action only commits funds through the issuance of a Contract Project Assignment.

ENCLOSED DOCUMENTS:

Attachment 1: Summary of Open End Contracts for Civil Engineering and Related Services

Attachment 2: Project Assignments to Civil Engineering and Related Services

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Deborah Garriss, Supervisor, Project Management Branch

Michael Baird, Management Analyst, Financial Planning Branch

Susan Tibbetts, Administrative Assistant, Financial Planning Branch

**SUMMARY of OPEN-END CONTRACTS for
CIVIL ENGINEERING and RELATED SERVICES**

Civil Engineering & Related Services Firm Name	Current Contract Expiration Date	Revised Contract Expiration Date*	Current Contract Amount	Contract Amount Encumbered to Date	Revised Contract Balance
Bowman Consulting Group, Ltd.	2006 March	2007 March	\$400,000	\$164,612	\$400,000
Burgess & Niple, Inc.	2006 March	2007 March	\$400,000	\$84,018	\$400,000
Greenhome and O'Mara, Inc.	2006 March	2007 March	\$400,000	\$34,391	\$400,000
Patton, Harris, Rust, & Associates PC	2006 March	2007 March	\$400,000	\$162,149	\$400,000

* First of two (2) possible one-year extension periods for these contracts.

**PROJECT ASSIGNMENTS to
CIVIL ENGINEERING and RELATED SERVICES**

Firm Name	Project Assignments
Bowman Consulting Group, Ltd.	<ol style="list-style-type: none"> 1. Ossian Hall Park - Design/Park Development 2. Grouped Irrigation - Design of Irrigation Facilities for Mason, Wakefield, Lee, & Nottoway 3. White Horticultural Park - Entrances and Driveways
Burgess & Niple, Inc.	<ol style="list-style-type: none"> 1. Stratton Woods Park - Street Acceptance Package 2. Clarks Crossing Park - Street Acceptance Package 3. Salona - Environmental Site Assessment 4. Accotink Stream Valley 5. French Bellingham - Environmental Site Assessment
Greenhome and O'Mara, Inc.	<ol style="list-style-type: none"> 1. Spring Hill Park - Schematics
Patton, Harris, Rust, & Associates PC	<ol style="list-style-type: none"> 1. Popes Head Estates Park - Topographical Survey; Engineering Report

INFORMATION -

Maintenance Related Improvements at Lee, Mt. Vernon, and Providence RECenters (Lee, Mt. Vernon and Providence Districts)

The 2005 - 2009 Project Development Schedule approved by the Park Authority Board on January 12, 2005 included projects for completing maintenance related improvements at the Lee, Mt. Vernon, and Providence RECenters. For each project, the following scope of work and budget was identified:

- **Lee RECenter Gymnasium Roof and Floor**
Repair / replacement of the gymnasium roof and floor: \$486,000
Approved project completion: 4th Quarter 2008
- **Mt. Vernon RECenter HVAC Improvements**
Replacement of the two (2) cooling towers and boiler: \$135,000
Approved project completion: 1st Quarter 2008
- **Providence RECenter HVAC Improvements**
Replacement of the two (2) dectron units: \$255,000
Approved project completion: 1st Quarter 2009

A project team consisting of staff from the Planning and Development, Park Services, and Park Operations Divisions was formed to review and confirm the scope of work identified in the 2004 Park Bond Program. The project team confirmed the original scope was still the top priority, and they also determined that the work could be accomplished quicker and at less cost using open end maintenance contracts managed by staff from the Park Operations Division.

Some of the improvements have already been completed, and all of the work will be accomplished in advance of the approved schedule. In addition, the work will be accomplished at or below the funding amount specified in the 2004 Park Bond Program. Board Members from the Lee, Mt. Vernon, and Providence Districts were notified in advance of staff's intention to complete the projects in the manner described herein.

ENCLOSED DOCUMENTS:
None

Committee Agenda Item
March 8, 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Director, Park Services Division

Ron Pearson, Park Operations Division

Lynn Tadlock, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Deb Garriss, Supervisor, Project Management Branch

Board Agenda Item
March 22, 2006

ACTION -

Transfer of County-Owned Land to the Fairfax County Park Authority – Phase III

ISSUE:

Approval, by way of quitclaim deed, of the Phase III transfer of 50 parcels of County-owned land totaling 263.34 acres from the Board of Supervisors to the Fairfax County Park Authority for park purposes.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve, by way of a quitclaim deed, the Phase III transfer of 50 parcels of County-owned land totaling 263.34 acres from the Board of Supervisors to the Fairfax County Park Authority for park purposes.

TIMING:

Board action is requested on March 22, 2006 in order to maintain the schedule .

BACKGROUND:

On April 14, 2004, the Park Authority Board approved the Phase III transfer of 102 parcels of County-owned land totaling 1,077.4085 acres from the Board of Supervisors to the Fairfax County Park Authority for park purposes. Since then, Park Authority staff has been working with County staff to complete a review of all County-owned properties to identify additional parcels that would be suitable as parkland. Seventy-nine (79) parcels with a total of approximately 800 acres have been identified as eligible for transfer to the Park Authority. These parcels include those that are 1) immediately adjacent to Park Authority property, 2) previously proffered to the County as open space or park land, 3) encumbered with environmental restrictions which prevent development for purposes other than parks or open space, or 4) not needed by other County agencies.

In preparation for the Park Authority's request to the Board of Supervisors for additional properties that will be included in the Phase III land transfer to the Park Authority, staff has prepared the attached list of properties, sorted by supervisory district, that appear to be suitable for park uses. The list includes 50 parcels consisting of 263.34 acres of land with a total tax assessed value of \$14,834,445. Though approximately half of these properties were already approved by the Park Authority Board in their previous action,

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staff has included the entire list of 50 properties which are scheduled to go forward in the near future. All properties included in the Phase III transfer are subject to review by various County agencies to identify existing uses and possible deed restrictions. In addition, the Board of Supervisors must conduct a public hearing on the transfer. Evaluations of each property by Park Authority staff will be conducted to assure the proper physical condition of each parcel prior to Park Authority acceptance. As a result of these proceedings, it is possible that some or all of these parcels will be conveyed to the Park Authority.

The list of parcels requested for this transfer is comprised of many types of vacant properties including stream valley parcels, parcels currently used for park purposes, County-owned land adjoining existing parkland, and other vacant land suitable for either preservation or park development. The acreage per district requested for transfer ranges from 0.2 acres in Mason District to just under 54 acres in the Springfield District.

The Board of Supervisors has previously approved three phases of land transfers to the Park Authority. The Phase I transfer was approved by the Board of Supervisors on May 10, 1999, and included 149 parcels consisting of approximately 1,220 acres with a tax assessed value of more than \$21,000,000. The Phase II transfer was approved by the Board of Supervisors on December 11, 2002, and included 61 parcels consisting of approximately 930 acres with a tax assessed value of more than \$54,000,000. The first group of properties under the Phase III transfer was approved by the Board of Supervisors on June 21, 2004, and included 12 parcels consisting of approximately 505 acres with a tax assessed value of more than \$4,502,190. The combination of these three transfers has netted the Park Authority 222 parcels of land with 2,655 acres (over 11% of current holdings) that is valued in excess of \$79,502,190. The Park Authority is scheduled to receive an additional 118 acres from the Board of Supervisors after a public hearing on the transfer, which will be held on February 27, 2006.

The Park Authority is requesting the land be transferred by way of quitclaim deeds. The Phase I transfer required three deeds to complete; the Phase II transfer required three deeds to complete; and so far one deed has been completed for the Phase III transfer. The provisions and conditions of the quitclaim deed that will be prepared by the County Attorney's Office for this transfer are expected to be similar to those of the previous transfers. The County Attorney's office will also review the property list to determine any legal issues which may prevent the transfer of any of the properties.

FISCAL IMPACT:

The Park Authority will assume ownership and maintenance responsibilities for an estimated \$14,834,445 worth of additional parkland.

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ENCLOSED DOCUMENT:

Attachment 1: Phase III Transfer of Parcels from Board of Supervisors to Park
Authority Third Deed 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director Planning and Development Division

Kay H. Rutledge, Manager, Land Acquisition and Management Branch

Gail A. Croke, Senior Right of Way Agent, Land Acquisition and Management Branch

Michael P. Lambert, Right of Way Agent, Land Acquisition and Management Branch

PHASE III TRANSFER OF PARCELS FROM BOS TO PARK AUTHORITY THIRD DEED 2006			
SUPERVISORY DISTRICT	ACRES	NUMBER OF PARCELS	2005 ASSESSED VALUE
COUNTYWIDE			
BRADDOCK	20.1827	3	\$1,000,000
DRANESVILLE	27.3454	8	\$750,250
HUNTER MILL	25.2482	3	\$2,646,600
LEE	33.8421	9	\$2,487,750
MASON	0.1664	2	\$ 1,135
MT. VERNON	50.0882	7	\$1,912,830
PROVIDENCE	5.4817	5	\$1,155,000
SPRINGFIELD	53.8943	9	\$4,006,580
SULLY	47.0914	4	\$874,300
GRAND TOTAL	263.3404	50	\$14,834,445.00

**BRADDOCK DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
77-1 ((12)) A	11.9710	\$17,000	5217 – 0037		Woodglen Lake
78-1 ((1)) 1A	3.8410	\$460,000	5851 - 1623	Open space easement	Pohick S.V.
78-1 ((1)) 1B	4.3707	\$523,000	5851 - 1623	Open space easement	Pohick S.V.
TOTAL	20.1827	\$1,000,000.00	3 PARCELS		

**DRANESVILLE DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
5-4 ((9)) B	8.8405	\$127,000	9385 - 0278	Public Park	Sugarland Run S.V.
6-3 ((17)) 2	0.4494	\$160,000	12797 - 1417		Dranesville Tavern
10-2 ((1)) 1	1.1317	\$116,875	8406 - 0590		Folly Lick S.V.
10-2 ((16)) A	6.5118	\$ 16,775	9080 - 0332		Folly Lick S.V.
10-2 ((16)) C3	8.9609	\$ 23,000	9126 - 0911		Folly Lick S.V.
18-2 ((10)) K	0.1267	\$ 600	5295 - 0812		Colvin Run
29-2 ((1)) 12	1.0260	\$209,000	10196 - 1022		McLean Hamlet
40-1 ((16)) 217F	0.2984	\$97,000	8402 - 1571		Pimmit View
TOTAL	27.3454	\$750,250.00	8 PARCELS		

**HUNTER MILL DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
18-3 ((7)) D	0.4516	\$600	5257 - 0342		Lake Fairfax
18-4 ((13)) H	0.6235	\$14,000	9287 - 1275		Difficult Run S.V.
25-1 ((1)) 3A	24.1731	\$2,632,000	10850 - 0378	Bridge needs to be put in easement to the County prior to transfer	Frying Pan Park
TOTAL	25.2482	\$2,646,600.00	3 PARCELS		

**LEE DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
80-3 ((1)) 2D	0.2339	\$30,000	2155 - 0413		Accotink S.V.
81-2 ((1)) 17C	3.4870	\$1,279,000	7190 - 0330	SWM pond must be placed in easement to County	New Park
81-4 ((1)) 32	0.9095	\$367,000	7190 - 0330	SWM pond must be placed in easement to County	New Park
81-4 ((1)) 33	0.9014	\$367,000	7190 - 0330	SWM pond must be placed in easement to County	New Park
81-4 ((1)) 34	0.9082	\$367,000	7190 - 0330	SWM pond must be placed in easement to County	New Park
100-2 ((1)) 3	22.6915	\$56,750	12419 - 0815		Huntley Meadows
100-2 ((2)) D1	2.3712	\$3,000	12419 - 0821		Huntley Meadows
100-2 ((2)) F	1.7024	\$13,000	12419 - 0842		Huntley Meadows
100-2 ((2)) F1	0.6370	\$5,000	13299 - 0968		Huntley Meadows
TOTAL	33.8421	\$2,487,750.00	9 PARCELS		

**MASON DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
60-2 ((37)) 18A	0.0057	\$135	7169 - 0048		White Property
80-1 ((14)) A	0.1607	\$1,000	10905 - 0891	Public park	Leewood
TOTAL	0.1664	\$1,135.00	2 PARCELS		

**MOUNT VERNON DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
83-3 ((14)) (23) A	0.4257	\$5,500	1715 - 0142		Belle Haven
93-1 ((23)) (20) 1C	0.0523	\$14,400	942 - 0053		White Oaks
102-1 ((1)) 12C	7.3272	\$23,000	1740 - 0069		Kirk
102-3 ((11)) (3) B	9.0421	\$141,000	2505 - 0326		Little Hunting Creek
107-3 ((7)) (1) C	5.4118	\$13,500	14601 - 1090	Conservation easement	Laurel Hill
107-4 ((1)) 31	26.9869	\$1,641,430	7350 - 1187		New Park
107-4 ((1)) 32	0.8422	\$74,000	8972 - 0174		New Park
TOTAL	50.0882	\$1,912,830.00	7 PARCELS		

**PROVIDENCE DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
50-2 10F 0001	1.1478	\$225,000	6213 - 1653		Larry Graves
50-2 10G 0001	1.6988	\$338,000	6213 - 1653		Larry Graves
50-2 10H 0001	0.8035	\$250,000	6213 - 1653		Larry Graves
50-2 10I 0001	1.5840	\$338,000	6213 - 1653		Larry Graves
50-4 ((13)) (1A) A1	0.2476	\$4,000	6856 - 0213		Jefferson Village
TOTAL	5.4817	\$1,155,000.00	5 PARCELS		

**SPRINGFIELD DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
45-4 ((1)) 13	1.3647	\$25,000	4018 - 0403		Rocky Run S.V.
55-3 ((1)) 26	38.1069	\$3,800,000	7501 - 0264	Must be subdivided: HCD to receive 14 acres, PA to receive 24 acres	New Park
77-4 ((9)) 1	0.4821	\$140,000	7766 - 0119		Poburn Woods
78-4 ((24)) B	6.6850	\$19,830	7879 - 1928		Pohick S.V.
78-4 ((24)) C	6.9384	\$20,585	7879 - 1928	SWM pond must be placed in easement to County	Pohick S.V.
88-4 ((7)) I	0.0748	\$265	4608 - 0043		Huntsman
88-4 ((7)) J	0.1334	\$660	4608 - 0043		Huntsman
88-4 ((12)) 2B	.0585	\$120	5244 - 0537		Huntsman
88-4 ((12)) 2C	.0505	\$120	5244 - 0537		Huntsman
TOTAL	53.8943	\$4,006,580.00	9 PARCELS		

**SULLY DISTRICT
BOS LANDS SUITABLE FOR PARK USE
PHASE III TRANSFER – THIRD DEED**

TAX MAP #	ACRES	ASSESSED VALUE	DB & PG #	DEED/COMMENTS	ASSOC. PARK
36-3 ((16)) (4) G	27.0076	\$123,000	11408 - 0020	Public park	Difficult Run S.V.
42-4 ((2)) A1	20.0274	\$751,000	11748 - 1447		Sully Woodlands
65-3 ((17)) C	0.0154	\$100	12075 - 1746		Military Railroad
65-3 ((17)) D	0.0410	\$200	12075 - 1746		Military Railroad
TOTAL	47.0914	\$874,300.00	4 PARCELS		

Board Agenda Item
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ACTION -

Authorization to Hold a Public Hearing on the Proposed John C. and Margaret K. White Horticultural Park Master Plan (Mason District)

ISSUE:

The John C. and Margaret K. White Horticultural Park Draft Master Plan and Vehicle Access Report are ready for public comment.

RECOMMENDATION:

The Park Authority Director recommends authorization to hold a public hearing to present the proposed John C. and Margaret K. White Horticultural Park Draft Master Plan.

TIMING:

Board action is requested on March 22, 2006 to maintain the project schedule.

BACKGROUND:

The John C. and Margaret K. White Horticultural Park Draft Master Plan addresses a 13.6 acre parcel in the Mason Supervisory District. The site was acquired by the Park Authority in 1999 through a Special Warranty Deed with Retained Life Estate. The park is named for the most recent former owners of the site. The site is currently the residence of Mrs. Margaret White. The purpose of this Master Plan is to guide future development from a private residence to a public garden.

On December 6, 2004, the Park Authority held a public information session to initiate the process. The public information session was followed by a workshop in March 2005, an open house in May 2005, and a second workshop in July 2005. Consultants were retained to prepare a horticultural landscape report and cost estimates for five alternative entrance locations. In addition, Fairfax County and Virginia Department of Transportation officials provided guidance on entrance-related improvement requirements for each alternative.

Much public debate on the alternative entrance locations has occurred through the public meetings, written comments, and neighborhood meetings. Meeting minutes and a comment summary log are attached and reflect the public comments and concerns.

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The draft Master Plan was then developed based on public input; staff expertise; deed restrictions; information presented in the horticultural landscape management plan prepared by John Milner Associates, Inc.; and information presented in an access cost analysis prepared by Bowman Consulting Group. In accordance with Park Authority policy, a public hearing must be held to receive comment on the draft plan. The public hearing is tentatively planned for early May at J.E.B. Stuart High School.

Access to the park is as yet an unresolved issue. Of the five possible alternatives, no one location has been determined by this draft Master Plan. Based upon extensive analysis of the site, including analysis of public safety requirements and information provided by public officials and consultants, staff recommends the Board approve presenting two access alternatives to the public to obtain further public input. Staff recommends those two alternatives be Princess Anne Lane and Goldsboro Court.

At this time, there is no source of funding for development of the park site. It is envisioned that funding would be provided through a future park bond initiative (post 2008), use of local proffered money, and/or potential public-private partnerships.

FISCAL IMPACT:

The fiscal impact is limited to staff salaries and costs, as associated with public hearing and advertisements that have already been budgeted.

ENCLOSED DOCUMENTS:

- Attachment 1: Draft John C. and Margaret K. White Horticultural Park Master Plan dated February 2006
- Attachment 2: White Horticultural Master Plan Vehicle Access Analysis Report dated February 23, 2006
- Attachment 3: White Horticultural Park Public Information Meeting Summaries and Comment Record

STAFF:

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Cindy Messinger, Director, Resource Management Division
Sandra Stallman, Manager, Park Planning Branch
Sherry Frear, Project Manager, Park Planning Branch

**John C. & Margaret K. White
Horticultural Park
Master Plan**

DRAFT

**Fairfax County Park Authority
February 2006**



FAIRFAX COUNTY PARK AUTHORITY WHITE HORTICULTURAL PARK

General Management Plan and Conceptual Development Plan

PARK AUTHORITY BOARD

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Cindy Messenger, Director, Resource Management Division
Vacant, Director, Park Operations
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Kirk Holley, Branch Manager, Park Planning Branch
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Angie Allen, Planner, Special Projects Branch
Michael Rierson, Resource Stewardship Manager
Mary Olien, Director, Green Spring Gardens
Cindy Brown, Assistant Director, Green Spring Gardens
Meghan Fellows, Naturalist, Natural Resource Management and Protection Section
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Ben Wharton, Manager, Landscape and Forestry Division
Keli Garman, Planning Intern, Park Planning Branch

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List of Graphics

To be added after final images are added to this document.

Introduction

I. Purpose and Description of Plan

The Master Plan for the White Horticultural Park will guide its development from a private residence and garden to a public garden. The plan addresses resource management and preservation, cultural resource preservation, and site improvements, and recommends strategies to enhance visitor enjoyment and experience. Upon approval, this document will serve as a guide for all future planning on the site. It should be referred to before any planning and design projects are initiated.

Part One: Background and Existing Conditions

I. Park Description & Significance

A. Location & General Description

John C. and Margaret K. White Horticultural Park is located at 3301 Hawthorne Lane in Falls Church, Virginia. It is in the Mason Supervisory District and the Jefferson Planning District. The park is 13.6 acres and has been owned by the Fairfax County Park Authority (FCPA) since 1999. The site is bounded on all sides by established single family residential properties, ranging from one to three domicile units per acre. These include residences of the Knollwood subdivision to the west, the Icabod Grove subdivision to the south, the Sleepy Hollow Park subdivision to the east, and the Garner Acres subdivision to the northeast. The property is currently accessed via a private drive extending from Princess Anne Lane on the west. The property falls within county tax map 60-2 ((1)-20, 21, and 22).

The property is characterized by a perimeter of maturing woodlands and an extensive collection of cultivated ornamental shrubs. Several structures are located on the site, including the family residence, a circa 1876 barn, and other small outbuildings. An older structure, known as the “Chicken House” or “Tool House,” is located nearby, as is a small shed-like structure referred to as the “Camellia House.” An early 20th century small dwelling was moved to another location on the property so that the existing White residence could be built in 1939. This earlier dwelling was primarily used for storage and was removed following its destruction by Hurricane Isabel in 2003.

B. Historical Background

The White Horticultural Park is named for its most recent owners, John C. and Margaret K. White. The park is situated on a larger parcel of land that in the early 18th century belonged to a vast 21,000 acre estate patented by William Fitzhugh and known as “Ravensworth.” This estate was eventually divided between successive generations, with the future White site a part of a parcel comprising 2,291 acres owned by Mordecai Fitzhugh in 1783. Research suggests that in 1760, Kitchen Prim, who owned two slaves, occupied the northeastern corner of “Ravensworth.”

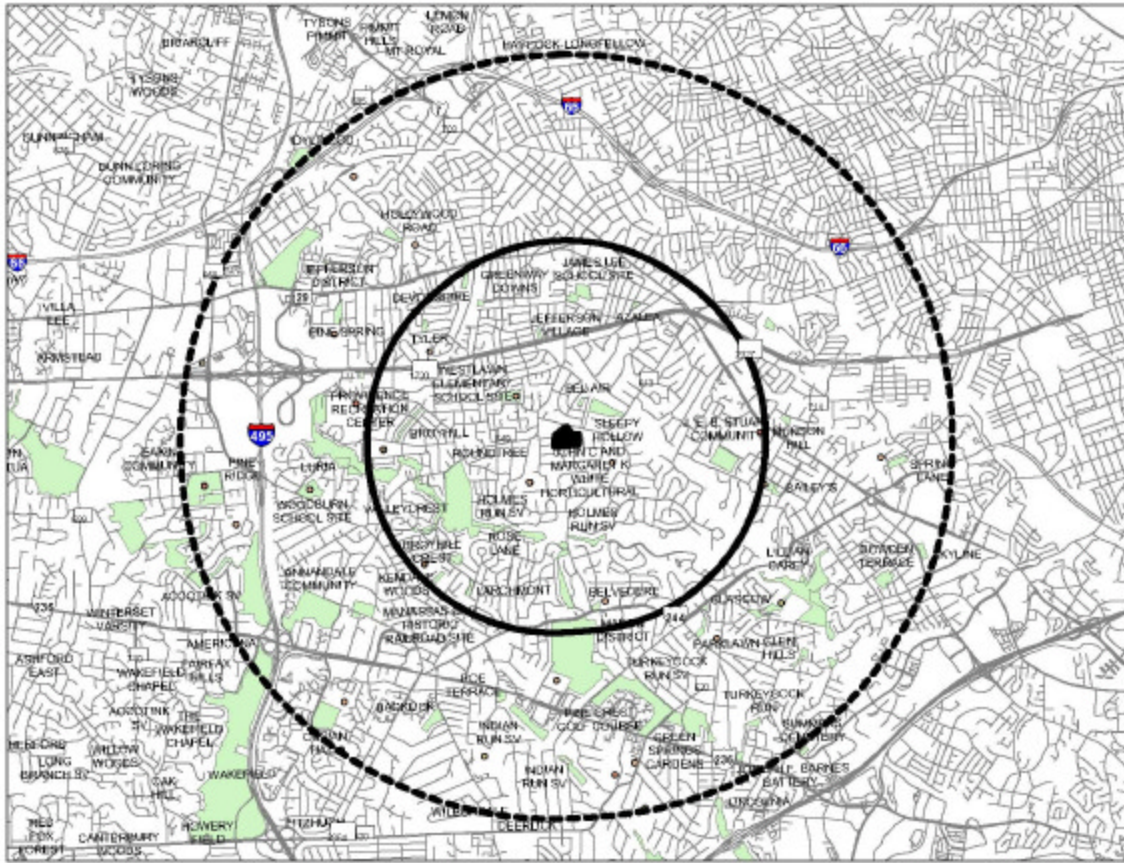


Figure x.x, location map. The White property is shown in the center of the two circles. The small circle indicates a 1/2 mile radius from the site and the large circle indicates a 1 mile radius. The points represent school locations with recreational facilities.

This was likely a tenant of the Fitzhugh family. The land was predominantly farmed through the Fitzhugh tenure.¹

In 1819, Carlise Fairfax Whiting owned 1,577 acres on Holmes Run, adjacent to Fitzhugh's property. Whiting willed 255 acres to his daughter, Ellen M. Whiting. Little evidence exists to indicate possible features of this land except a Chancery suit brought by Mordecai Fitzhugh against Dabney Ball, a tenant of Whiting's, regarding placement of a fence along the property line. The fence line may be the one shown on the 1939 plat surveyed for the deed to the White property, between parcel A and the rest of the Whiting property.

¹ Cecile Glendening, "Margaret White Horticultural Center" historical summary memo to Michael Rierson, February 20, 2004, p. 1.

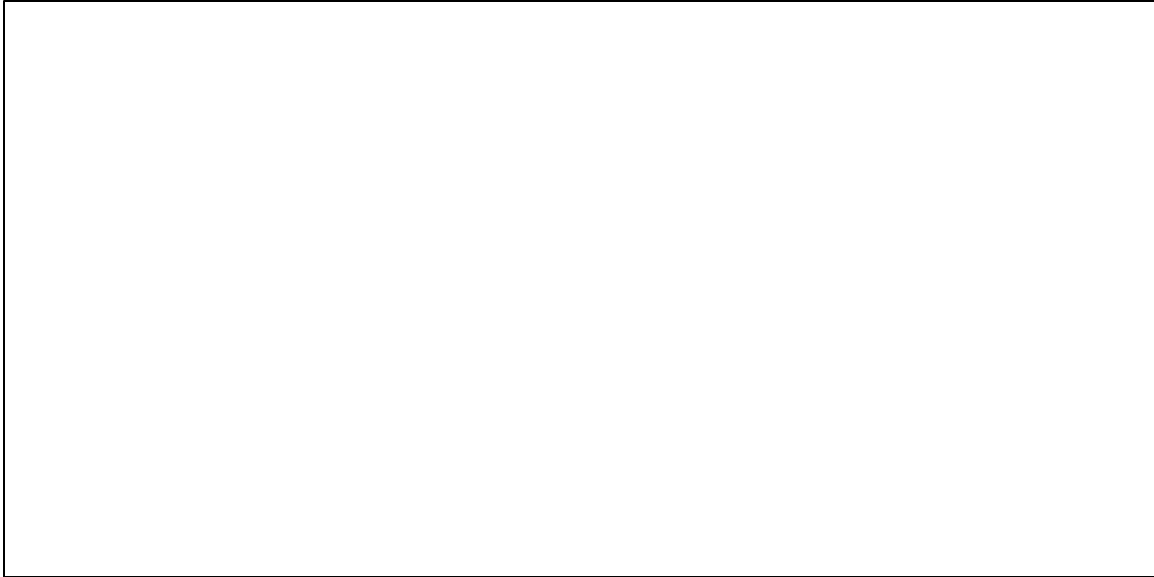


Figure x.x, image of 1939 plat to be added here

Following Mordecai Fitzhugh's land tenure, the property was frequently divided until Alfred Freeman owned a parcel consisting of 67 acres, and described as "part Ravensworth." Tax records indicate \$1,000 worth of buildings on the property. It is from this land that the 13 acres of the White property derives.

When John and Margaret White purchased the property in 1938, it was situated in an isolated, bucolic landscape dominated by a large oak tree. The couple soon began making improvements to the property and contracted with architect Joe Lapish to build for them a residence at the top of the hill. Twelve foot yews were removed from around the building site and Norway maples were removed from the property boundary. A large, enclosed porch was later constructed to replace a smaller one. The porch was designed to catch the summer breezes from the west and enable views onto the garden.

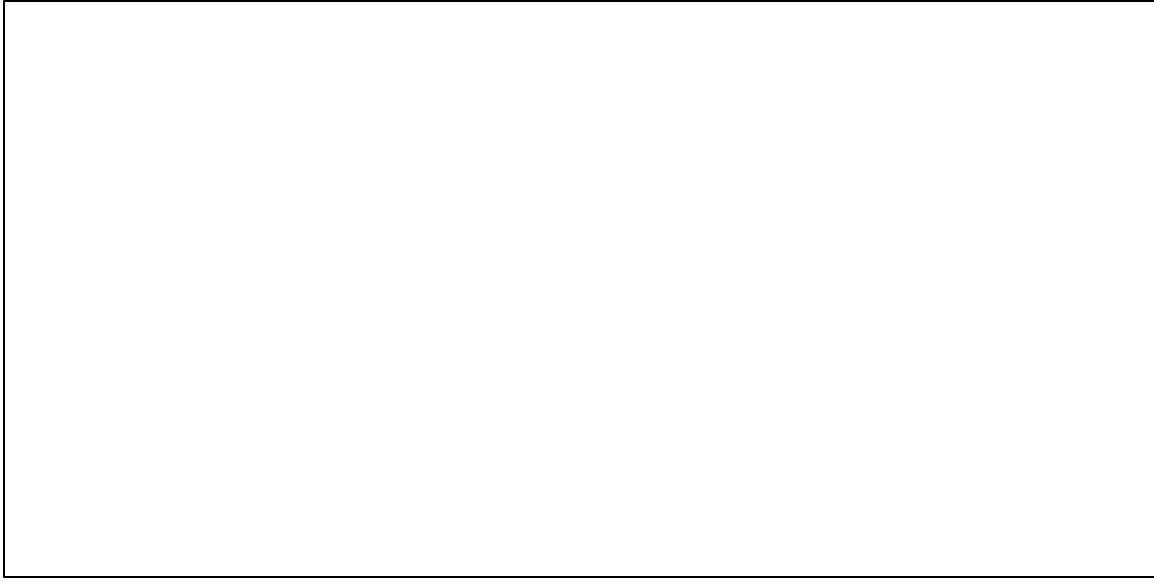


Figure x.x, images of structure to be added here

C. Horticultural History & Physical Development

John “J.C.” White, a horticulture enthusiast, made cuttings of rhododendrons, among other plants, and together with his wife Margaret, developed an expansive garden landscape. The Whites also planted several evergreens, boxwood, and rhododendrons. As Mrs. White recalls, all the boxwood growing on the property originated from two small plants that she and J.C. purchased.

In order to support their horticultural pursuits, J.C. added a greenhouse to the residence and a nearing frame (a structure for propagating woody plants from cuttings) in the yard, which he kept full of cuttings. J.C.’s earliest cuttings came from plants advertised in nursery catalogs in the 1960s. As Mrs. White recalls, they “never had an overall plan or garden design. It just grew over time.”² In the early 1970s, the Whites joined the Rhododendron Society, and members of this group still continue to meet on the property and perform maintenance tasks.

D. Administrative History

In the late 1990s, Mrs. White faced the decision to sell her property for residential development. A neighbor suggested to her that she sell the property to Fairfax County to preserve as a horticultural park. Mrs. White followed up on the suggestion and the property was acquired by special warranty deed by the Fairfax County Park Authority in 1999. *See* Appendix II. As part of the conditions of the deed, Mrs. White has a life estate agreement with the Park Authority. As of Spring 2006, Mrs. White continues to live in the residence. The Park Authority will not have possession of the site until the life estate terminates upon Mrs. White’s death, although Mrs. White may choose to abandon the life estate at any time.

² Margaret K. White, oral interview, January 2001. Transcribed June 15, 2001, on file at Fairfax County Park Authority archives.

The deed for the site specifies several important restrictions. The deed requires that the site be used as a horticultural park and not for golf or equestrian activities and/or athletic fields. The deed does allow the residence to be used for park-related purposes such as a museum or visitor center. Additionally, the residence may also be rented for residential use so long as any revenue produced is used for horticultural park purposes.

E. Park Classification System

The White property is designated as a “Resource-based Park” in the Park Authority’s classification system. Acquisition, identification, and conservation of natural and cultural resources are for purposes of stewardship; use of the site is defined within stewardship parameters. Development of resource-based parks include opportunities for public interpretation, education, and enjoyment. To the extent that they do not adversely impact the horticultural resources themselves, portions of the site may be developed with new garden beds and support facilities.

F. Visitor Profile

To determine the visitor profile for this future horticultural park, it is useful to examine user experiences at existing horticultural parks. The Park Authority’s existing horticultural parks vary in size and scope. However, these parks, and other models, provide an indication of the number and type of visitors that may visit the park.

For example, the Marie Butler Leven Preserve, located in a residential area of McLean, is a 20-acre horticultural park featuring native plant species that was envisioned by the original owners as an arboretum. This park is currently supported by a residential rental and a partnership with Earth



Figure x.x, image of Marie Butler Leven Preserve to be added here

Sangha, an organization devoted to preserving and fostering use of native species. Main users of the park are those who come to the site to enjoy passive recreation, to volunteer, or to walk on the trails through the wooded areas. This site is not staffed.

Green Spring Gardens is the Park Authority's primary horticultural site. This 27 acre site serves as a destination garden park for the region. It is professionally staffed and offers extensive horticultural services and programs. According to the *2004 Green Spring Gardens Visitor Survey*, a majority of the people visiting the park are women aged 45 or older. The survey showed that at least 60% of visitors come at least monthly. These visitors come to learn about plants, to purchase plants, to exercise, to attend programs, or simply to enjoy the peace and quiet of the grounds and experience nature within an urbanizing environment. Approximately 50% of the visitors to Green Spring live within the closest two zip codes.

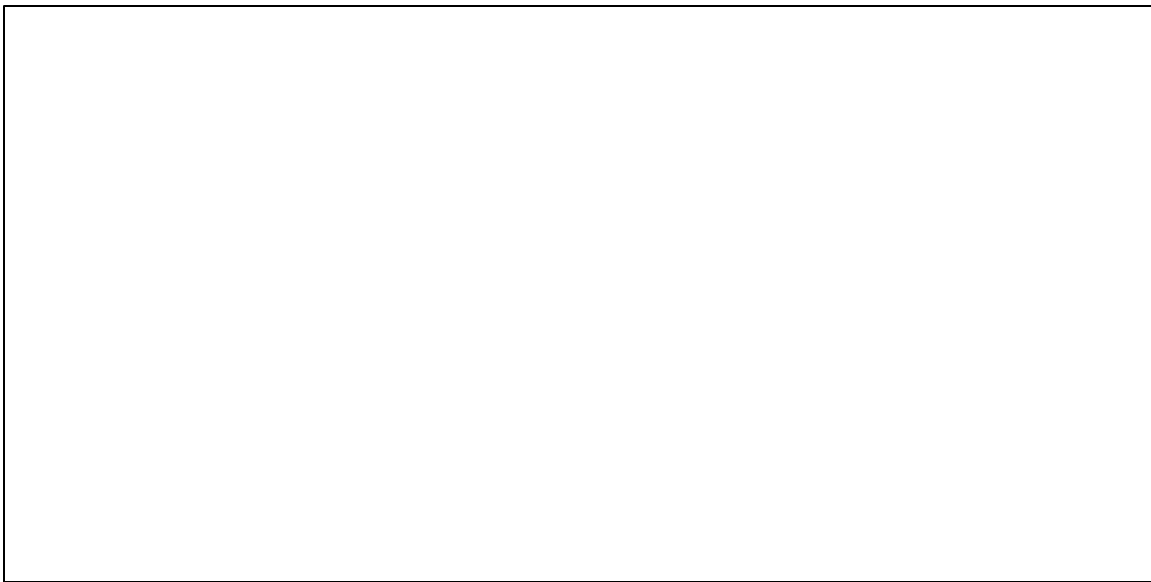


Figure x.x, image of Green Spring Garden to be added here

McCrillis Gardens is a small, 5-acre woodland garden park sited among a residential neighborhood in Bethesda, Maryland. It is operated through Brookside Gardens, a Maryland-National Capital Park & Planning Commission property. A botanical art school is located in the former residence. Annual visitation at these gardens is about 4,500 and visitors are mostly adults who are neighbors of the site or horticultural enthusiasts. During peak bloom time in the spring, visitation increases, which accounts for much of the annual visitation numbers.

Based on the experiences at these sites, and the White Horticultural Park's out-of-the-way setting, visitation is anticipated to be relatively low and to include mostly local community members and horticultural enthusiasts who will visit the park to enjoy nature and the gardens, and to participate in passive recreation. Small-scale programs and special events will both further enhance visitors' experiences and support the park.



Figure x.x, image of McCrillis gardens to be added here

G. Planning Context

Future development focuses on preserving the horticultural and historic resources for the enjoyment of County residents. Land use recommendations specific to White Horticultural Park emphasize maintaining, preserving, and interpreting the existing landscape and history.

H. Park Purpose and Significance

Park Purpose. Park purpose statements are intended to guide decision making for all plan recommendations, resource allocations, and management issues. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans remain flexible as legislative requirements and visitors preferences change. Deed restrictions limiting use to that of a horticultural park will also dictate the park use.

The purpose of the White Horticultural Park is to

- (1) preserve and enhance horticultural resources to ensure that the most sensitive resources are appropriately maintained and preserved for public enjoyment,
- (2) promote stewardship through educational and interpretive programs, focusing on the rich horticulture and natural resources of the park, and
- (3) provide a quality, passive user experience.

Park Significance. Park significance statements capture the attributes that make this site valuable and important to the community and the park system. Like purpose statements, the significance of a park may shift over time in response to the surrounding context or users' needs and desires.

This White Horticultural Park is significant because it has noteworthy horticultural resources that were cultivated by one family throughout most of the 20th century. This horticultural legacy is a key component of the site history as it conveys the cultural value of the landscape and demonstrates the landscape's cultivation and stewardship, and ultimately, its preservation.

II. Site Inventory & Analysis

A. Park Context and Adjacent Properties

The area's residential development has significantly changed the surrounding context of the White site over the last half century. At the time the Whites purchased the land and built their home, the area was primarily farmland. As suburban development expanded in the Falls Church area following World War II through the mid-1960s, housing developments began to envelop the White property.

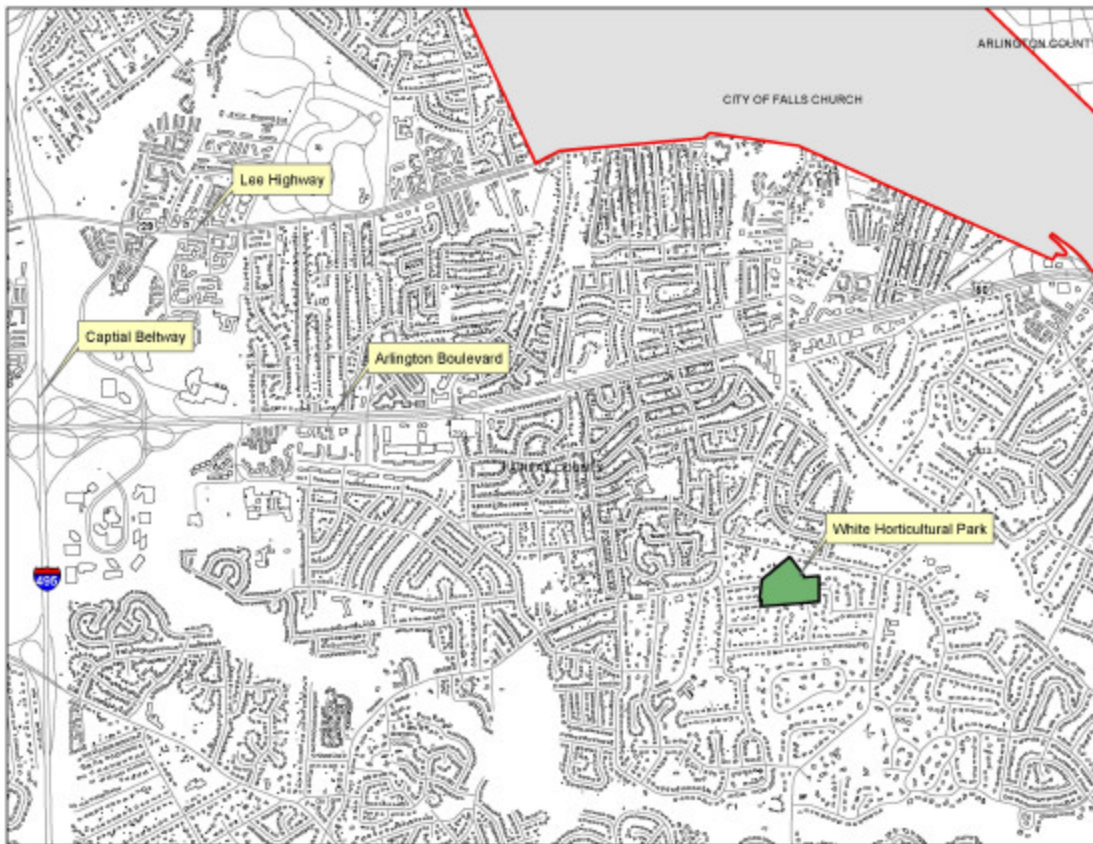


Figure x.x, vicinity map. The White property located near major roads, within a suburban residential neighborhood.

B. Existing Site Conditions

1. Existing Structures

a) Residence. The brick, two-story residence was built in 1939 when the Whites contracted with Joe Lapish to design and construct their home.³ The house has ample living space on the first level, which include the kitchen, living room, dining room, den, and bath. There are bedrooms on the upper level. A large, heated and air-conditioned glass porch wraps around the east and north façades of the house. A small greenhouse was added to the west façade, near the kitchen. The unfinished basement houses the furnace and laundry facilities. See Figure x.x, site inventory.

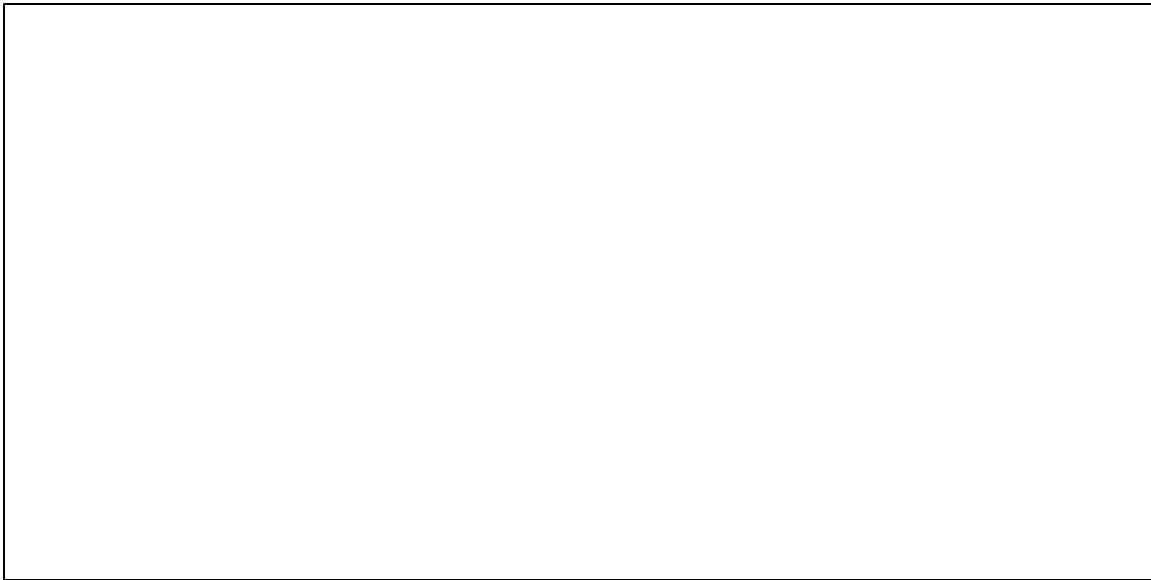


Figure x.x, image of residence to be added here

b) Barn. The circa 1876 semi-bank barn is the sole surviving building that attests to the agricultural history of this property. The barn has not been a static structure but rather one of evolving function on an evolving landscape and within a shifting social context. For example, there is evidence that the upper portion of the barn served as a play space for the White's children, while the area below functioned as a garage and storage space.

The current condition of the barn is such that it will probably not support public use. Modifications required for public use may change the fabric of the structure to such an extent that it would compromise its status as a contributing feature to the history of the property.

c) Support Buildings. In addition to the residence and historic structures at the core of the site, the White property has a small maintenance building, known to the White family as the

³ Original architectural drawings and specifications for the residence are held in the Park Authority historical collection.

“Chicken House” or “Tool House.” This small shed is located at the end of the drive, to the east of the lower gardens. The shed provides both equipment and supply storage, and serves as a garage-type area for repairs.

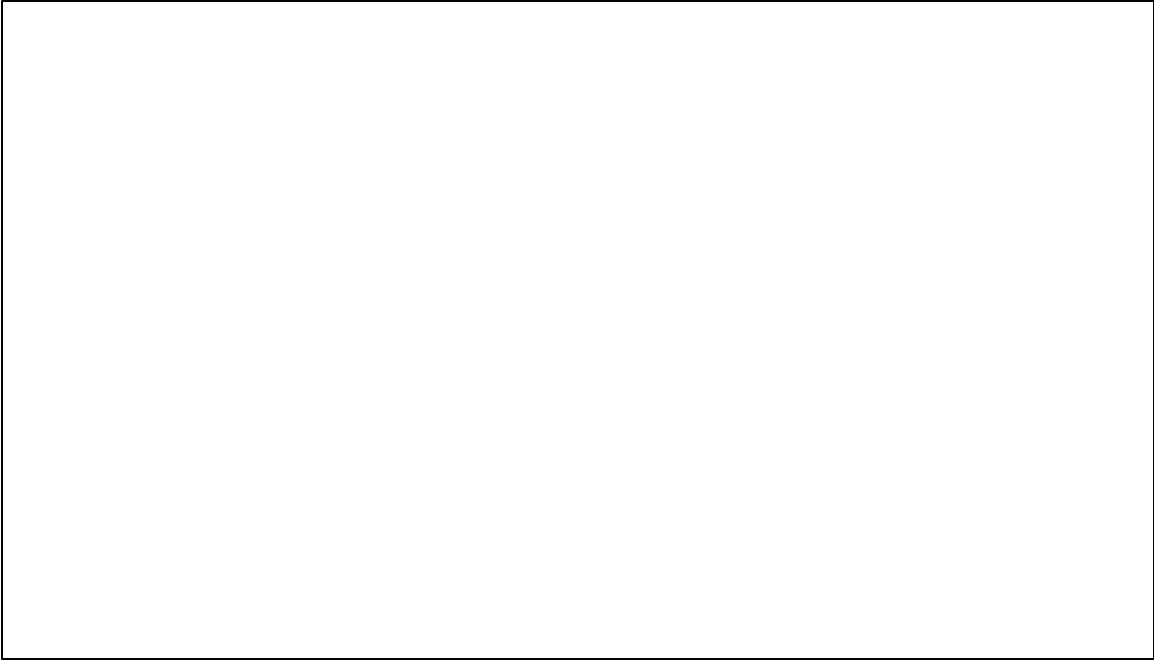


Figure x.x, image of barn to be added here

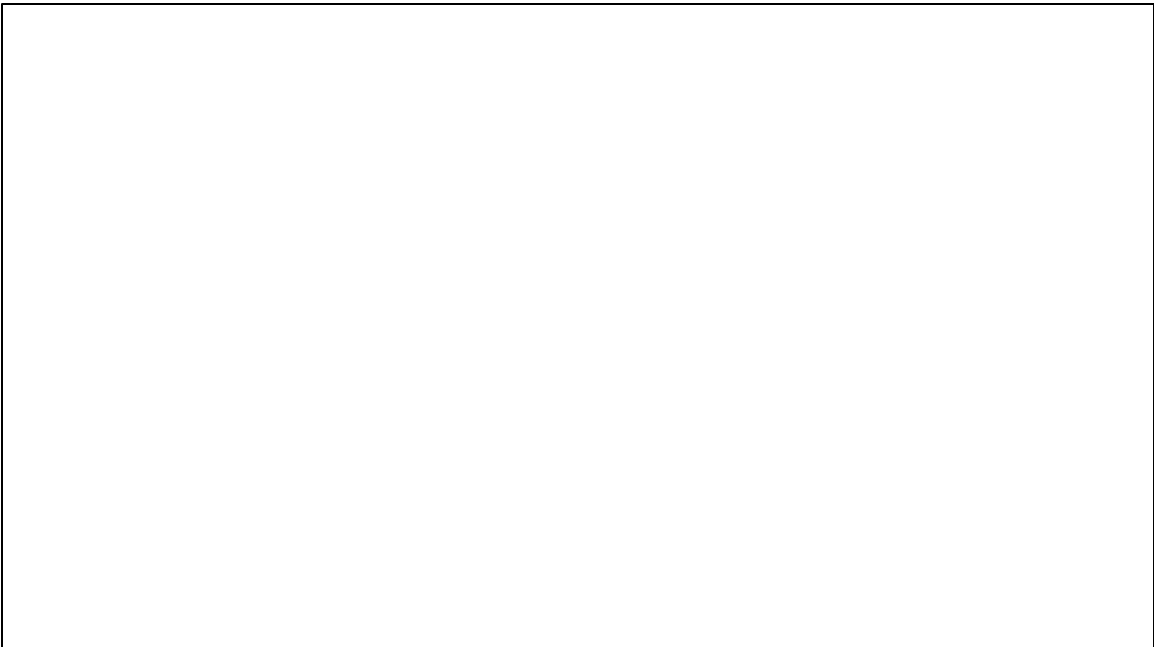


Figure x.x, image of support buildings to be added here

Another building on the site is a small structure long referred to by the White family as the “Camellia House.” The Camellia House is located south of the barn and has been used to protect potted camellias during the winter.

2. Horticultural Resources

a) Gardens. The White property has an upper garden and a lower garden, each comprised of garden beds and shrub beds. The upper garden both encircles the White residence and lays directly north of the dwelling. This area creates a unique space where several paths converge to meet in an open lawn area bordered by undulating garden beds. Winding grass paths continue through the beds and into the woodlands beyond. A large variety of azalea and rhododendron species, including two different cultivars named for the Whites, comprise the dominant shrub component of these beds. An assortment of groundcovers and vines can be found throughout the beds.



Figure x.x, images of gardens to be added here

The lower garden includes areas south of the drive between the domesticated area around the house, barn, and outbuildings, and the woodland. This area consists of numerous shrub massings and garden beds of various sizes that are defined by the meandering paths that wind through the area. The northern portion has a thick canopy cover that creates very shady conditions. Dense masses of azaleas and clusters of rhododendron, *Rhododendron sp.*, occupy many of the beds, especially in the northern portion of the area. Patches of herbaceous plantings occur in many of the beds. Several areas have a heavy concentration of invasive plants.

b) Woodlands. Woodlands are found along the borders of the north, west, and east property edges. The woodlands represent three distinct areas based on unique characteristics and have been designated “north,” “east,” and “west.” Each woodland area is a unique ecosystem consisting of living organisms interacting with each other and their environment.

The north woodland is a large patch providing interior woodland that is mostly free of non-

native, invasive species. This area includes woodland north of the drive and surrounds the upper gardens. The largest of the three woodland areas, the north woodland has a moderate to steep slope downwards toward the northern property edge. In general, the dominant canopy trees consist of tulip poplar, *Liriodendron tulipifera*, red oak, *Quercus* spp., and hickory, *Carya* spp. Piles of yard debris surround the opening created by the loop at the woodland trail terminus.

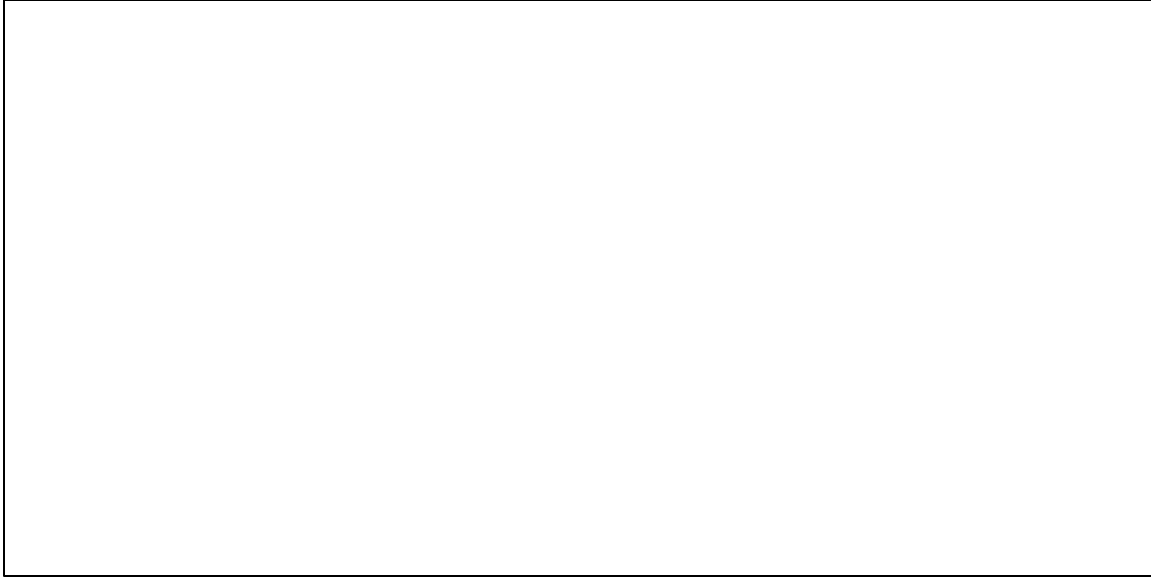


Figure x.x, image of woodlands to be added here.

The west woodland includes the wooded area south of the drive, along the western property boundary. This stand is very similar to that of the north woodland. Again, the major canopy species include tulip poplar, red oak, and hickory. The northern portion of this area has a heavy concentration of invasive non-native plants. Large piles of yard debris, mainly branches, surround a small clearing.

The east woodland is a corridor of edge habitat because species composition differs slightly from the other woodlands. This area is a relatively thin strip of woodland partially encircling the eastern lower field area along the eastern property line. The east woodland functions as a natural bottomland and receives the runoff that drains from the large meadow. A natural spring was enlarged and dammed to create the pond in the southeast corner of the site. The species composition within this area is a mixture of ornamental and native plants. The major tree species include red oaks, tulip poplar, red maple, *Acer rubrum*, redbud, *Cercis canadensis*, dogwoods, *Cornus* spp., and a few shortleaf pines, *Pinus* spp. Most of the plants along the edge of this area are covered in woody vines.

c) Meadow/Open Lawn. The meadow/lawn area is a maintained field that gently slopes towards the pond and eastern edge of the site. Plant composition is a variety of grasses and herbaceous species maintained at an approximate height of 6 to 8 inches. A few trees and small shrubs are scattered in the southern part of the field. Nearby, there are two small shrub massings consisting of azalea, *Rhododendron* sp., bush honeysuckle, *Lonicera* sp., and paulownia, *Paulownia* sp. Along the northern edge of the field, three crape myrtles, *Lagerstroemia indica*, form a straight line perpendicular to the woodland edge.



Figure x.x, image of meadow/open lawn to be added here.



Figure x.x, image of meadow/open lawn to be added here.

3. Support Features

a) Paths, trails, and drives. Paths, trails, and drives are typical features found in many areas of the site. They are grouped together here as “supporting features” because they have similar characteristics, conditions, and issues.

The network of paths in the garden areas typically consists of mown lawn or other herbaceous groundcover. These paths widen in some areas to create small open spaces of lawn.

Several brick walks are found throughout the property, but mainly lead to and from the house. A long brick walk begins near the entrance to the property at the drive, winds through the woodland towards the house where it follows the edge of the loop drive, and then continues perpendicular to the drive before terminating at the barn. Two short walks from the house intersect this long walk at the loop drive. A short section of brick makes up one of the upper garden paths.

The woodland trails consist of mainly earthen paths. Numerous sections of these trails show signs of deterioration; they are rutted and can become very muddy. The drive to the house and barn is gravel and in fair condition.



Figure x.x, images of paths/trails/fencing to be added here

b) Fencing. There are several types of fencing surrounding the property. Along the south edge of the site, there is a short box-wire fence. Along the west edge of the site, there is a painted wooden post-and-board fence. There is a gate for Hawthorne Lane located along the western property edge; however it has not been in use for some time. Along the northern property edge is a wooden split-rail fence in fair condition. Along the northeast property edge is a rusted chain-link fence.

c) Pond. The spring-fed pond was hand dug by the Whites in the late 1950s and is located in the southeast corner near the end of Horseman Lane. It measures approximately 90 by 50 feet. It

is well-shaded by surrounding tree canopy. Small fish and ducks were observed in the pond which indicates wildlife use.

d) Quarry. An unique cultural feature within this site is a stone quarry. It is a rock outcrop that forms a small hill at the woodland edge near the residence. According to Mrs. White, stone quarried here was used for the barn's foundation. Mrs. White also recalls that stone from this quarry was used to pave a small road that once crossed the property. Most of those roadway stones were removed by Mr. White to make way for gardens.

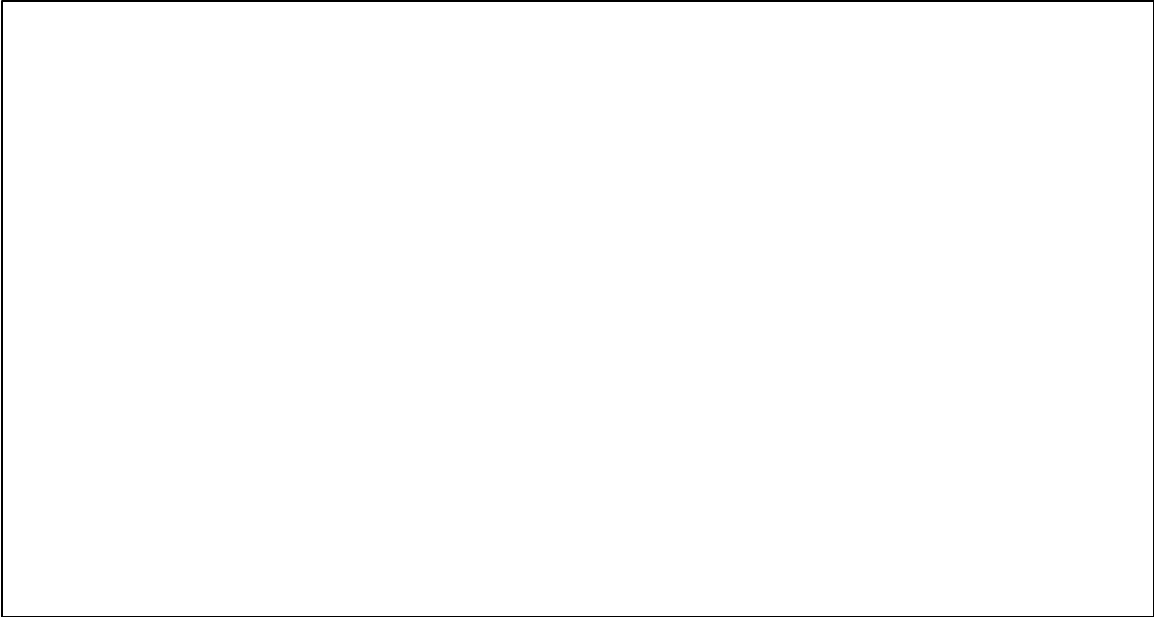


Figure x.x, image of pond to be added here.



Figure x.x, image of quarry to be added here.

4. Natural Resources

a) Hydrology. One of the most significant natural resource features on this site is the spring-fed pond. Its role in the landscape as a headwater, as well as its function as a freshwater source for wildlife, makes it an important feature for preservation. There are no other surveyed or located surface water features.

The pond is a man-made element with a dam at the outflow end. The pond and the short segment of stream appear to be the headwaters of a tributary to Tripps Run which flows north of Kerns Road.

b) Topography. The site is part of a rolling land form that consists of upland hills and ridges separated by bottomland stream valleys. The White property is mostly on the slopes of this larger landscape feature, with the residence located on a crest. Two areas of slopes greater than 15% are located near the quarry northeast of the residence and along the existing driveway.

The pond is within a small bottomland area in the southeast portion of the property. The swale between the pond and Horseman Road, the pond itself, and the short segment of stream are the only lowland areas. See Figure x.x

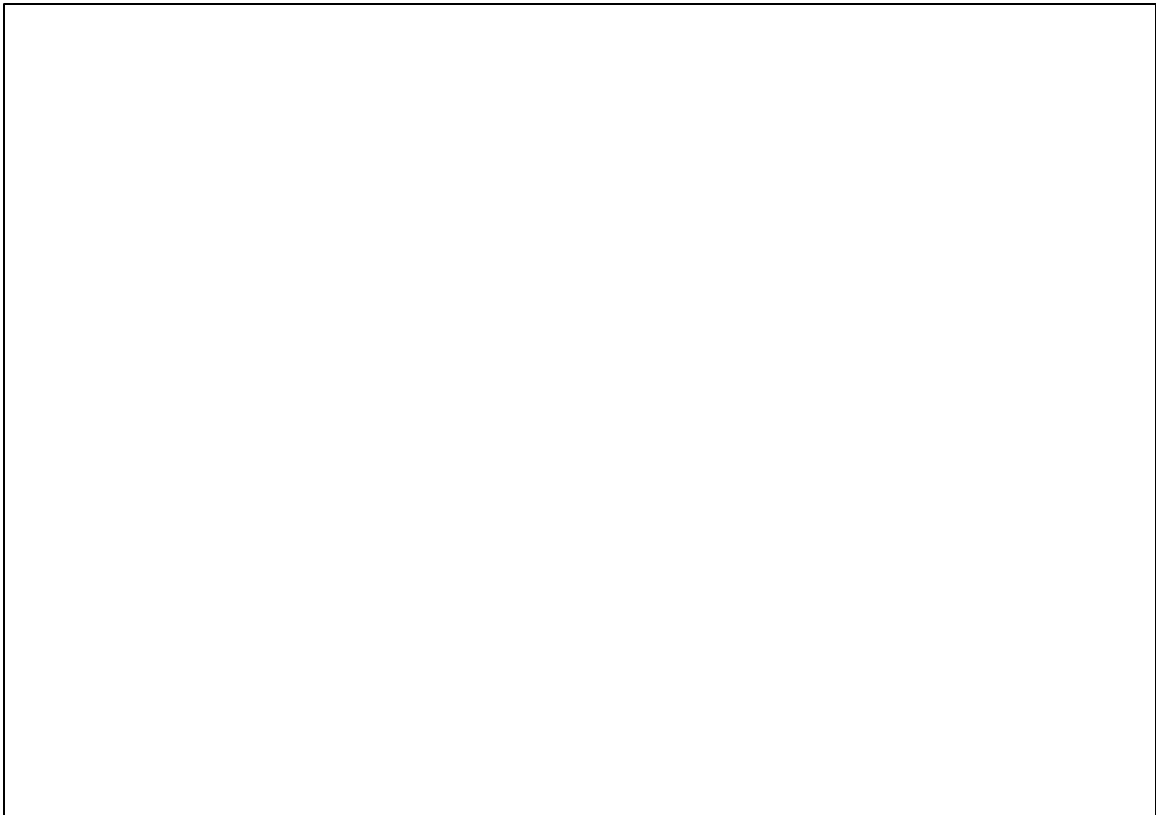


Figure x.x, topography map to be added here.

c) Geology & Soils. Soils in this area of the County have not been mapped and specific information is not available.

d) Forest Delineation. Forested areas are usually highly regarded for their ecosystem benefits, including absorption of pollution, increased water quality, temperature moderation, and contribution to quality of life for people and habitat for wildlife. The forest type is relatively consistent throughout the property, as an upland oak-hickory forest.

The understory is mostly dominated by invasive non-native or aggressive native species. Because of the long history of cultivation on the property, many non-native species are present that may provide limited benefit for wildlife; however, invasive non-native species are usually poor substitutes for the ecosystem functions of native species characteristic of the oak-hickory forest. Several of the older trees (both native and non-native) may present long-term maintenance or safety hazards.

The westernmost edge of the forest is especially disturbed. Land use in this area is not clear, but the presence of overhead lines suggests that trees over 15' tall may be a safety hazard and thus may be an incompatible land use in this area. The north woodland has the highest natural resource value, and it is the largest contiguous area of forest.

e) Wildlife. Although no formal wildlife survey was conducted, the wildlife expected to be present on the site are those that are tolerant of an urban setting, such as deer, rabbit, squirrel, raccoon, mice, and fox. During site visits, fox, ducks, raccoon, and deer have been seen. A variety of birds have been observed, in part because of the supplemental feedings provided by Mrs. White. The large lots in this residential community, as well as the fact that most residents have maintained tree cover over significant percentages of the parcels, suggests that wildlife movement of tolerant species probably occurs throughout this area. High quality, natural plant communities that have a minimum of human disturbance are the best protection for existing wildlife. The water feature is probably extremely important for wildlife health, as it is likely one of few consistent sources of water year-round.

5. Green Infrastructure

The Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the Park Authority has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that combines the value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank importance between categories. While the overall rating in this general area shows low values, site specific research on the White site's horticultural resources is a far better indicator of resource value for the White site.

6. Utilities

Overhead utility lines run along the western property edge. An easement once used as a travel lane is now fenced off. Vegetation covers the ground of the power easement; however, it is still an open corridor. A power line runs in a west-to-northeasterly direction, starting at the drive

into the White site.

According to Dominion Virginia Power, within the power easement, plants less than 10' tall are permitted in the conductor zone and plants less than 15' feet tall are allowed outside the conductor zone. Prior to any planting in the area, an encroachment request must be submitted to the area inspector. Dominion Virginia Power provides a suggested list of plants for transmission right-of-ways, although additional species may be acceptable if information on height and general plant characteristics is provided. The service lines to the house and barn may be an issue and any low -lying lines, especially over the paths, should be considered hazardous and rectified.

The property is currently served by a well and a septic system. The well is located in the upper garden area and the septic field is located below the driveway west of the barn and maintenance shed. Connections to public sewer and water are available from all surrounding streets.



Figure x.x, Hawthorne Outlet Road with view of utility lines to be added here.

7. Access and Parking

Currently, the entrance to the White property is located at the west, off Princess Anne Lane. Vehicular access to Princess Anne Lane is from Holloman Road. The drive is a narrow, wooded, and unpaved lane that travels up steep topography.

Parking is provided along the loop driveway in front of the house and in a small existing gravel parking area located between the barn, shed, and Camellia House.

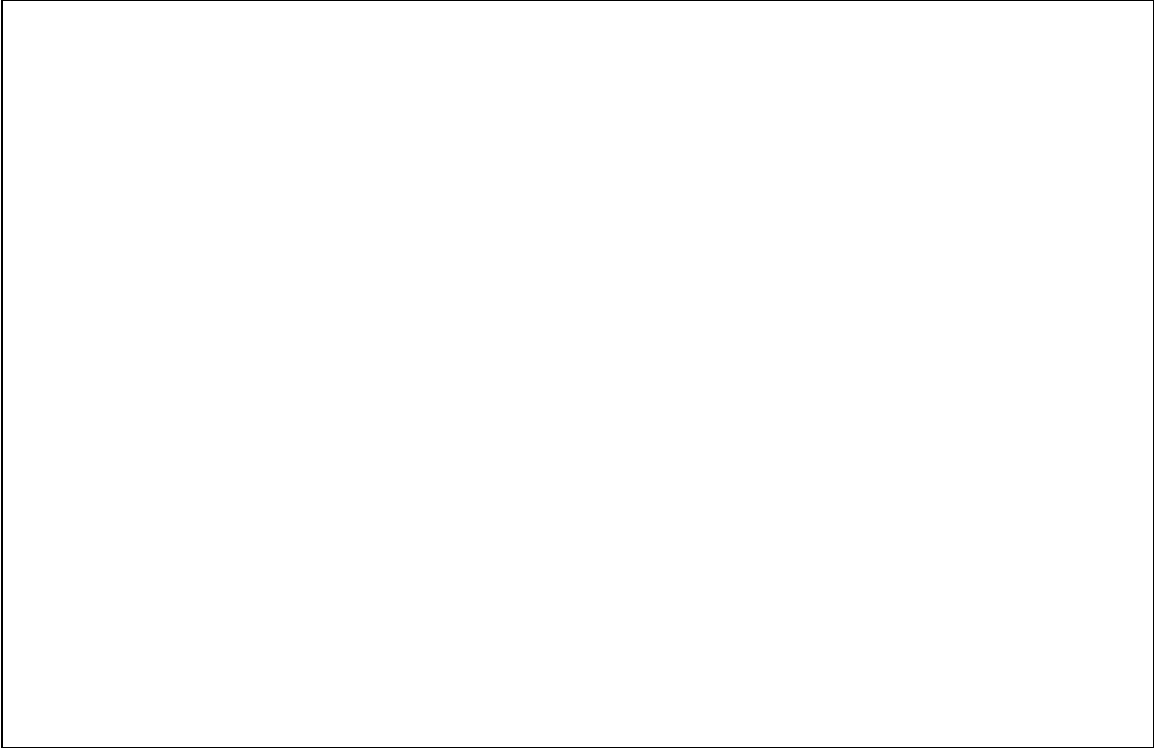


Figure x.x, image of existing entrance to be added here.

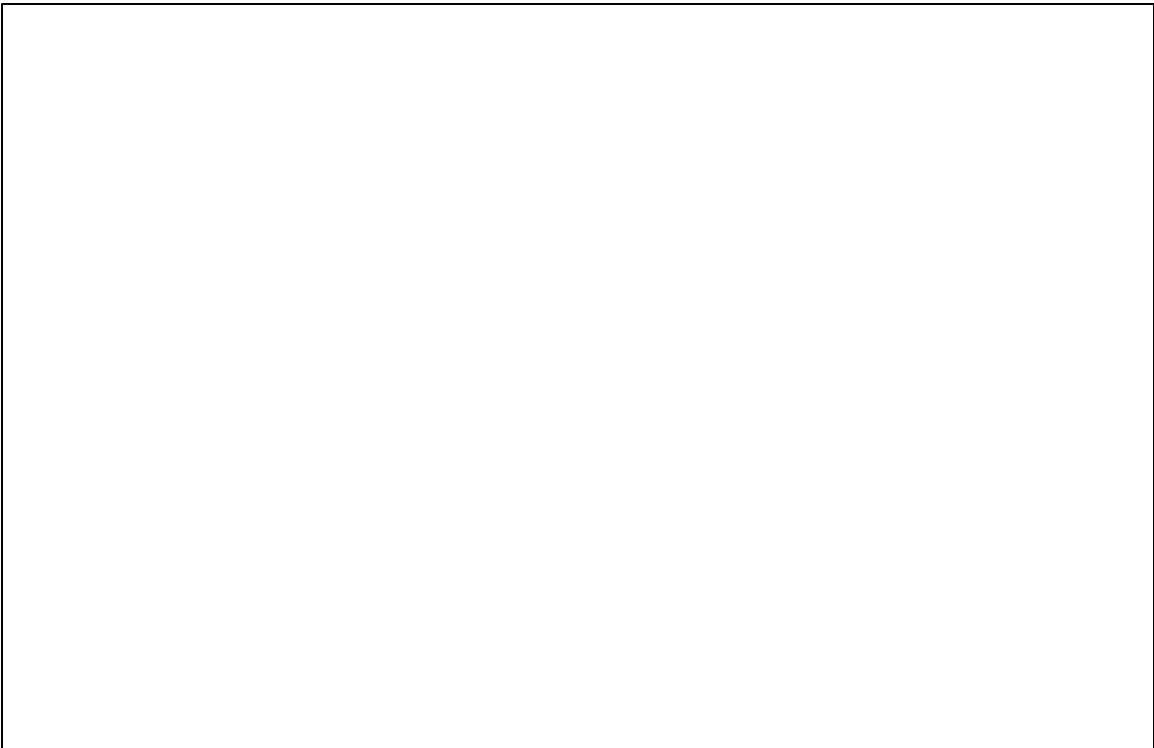


Figure x.x, image of existing drive to be added here.

Part Two: General Management Plan

The General Management Plan (GMP) is intended to be a long-range document establishing and articulating a management philosophy and framework for both proactive decision making and problem solving for park planning and development. The GMP set the tone for resource preservation, management, and development, as well as for visitor experience. The GMP consists of the following text and a graphic, illustrative plan. See Figure x.x, General Management Plan.

I. Management Framework

The management framework integrates the site's history and existing conditions with the management philosophy and management objectives for the park. Proposed uses are intentionally general to allow flexibility for future decision making. The framework guides future planning and use of the park while insuring the integrity and quality of the site's resources.

A. Management Issues

In considering the future planning and management for the White Horticultural Park, a number of issues require consideration. Some issues may be resolved through operational actions, some through design solutions, and others may not be resolved within the life of the plan for various reasons.

- The present entrance is not adequate for public park use, nor does it meet emergency vehicle standards.
- The change in use from a private residence to public park will bring additional traffic to residential streets.
- The residence is showing signs of deterioration, including moisture damage.
- Public use of the residence will need to be managed.
- Piles of debris need to be removed for aesthetic and safety reasons.
- Non-native invasive species management and controls are needed.
- Help from volunteers and donor support will be needed to sustain the park.
- Security on-site and in the surrounding neighborhoods is a concern.
- ADA and emergency accessibility will need to be provided.

B. Management Objectives

In order to achieve the park purpose, the following objectives have been developed to guide specific strategies for dealing with management issues:

- Respect the deed covenant, which mandates the primary use of this property as a horticultural park.
- Preserve, enhance, and support horticultural resources. The White property is significant in both the quantity and quality of its horticultural resource collection.
- Provide public access for the enjoyment of the horticultural resources contained within the park.
- Minimize impacts to neighbors. The White Horticultural Park is surrounded by established suburban residential neighborhoods. Care must be taken in the development and operation of the park to minimize adverse impacts to adjacent and nearby residents.
- Minimize impacts to natural resources. As previously noted, the White Horticultural Park is surrounded by established suburban residential neighborhoods, therefore the existing woodlands and pond are of high value. Care must be taken in the development and operation of the park to minimize adverse impacts to the existing resources.
- Link park purpose, goals, and operations to complement, but not duplicate, the Green Spring Gardens and Hidden Oaks Nature Center missions. Both of these parks are located less than three miles from the White property and share complementary resources and educational opportunities.

C. Visitor Experience

A visitor to the White Horticultural Park will enjoy the park setting and learn about its horticultural, natural, and historic resources from interpretive panels and public programs. The most common visit will be a self-directed stroll among the natural and horticultural resources. An unique part of the experience at White Horticultural Park will be that of the transition from the more formal horticultural gardens to the naturalistic woodlands.

Some visitors may be interested in participating in small-scale tours, programs, and special events. However, the program and subsequent design of the site should accommodate all types of users by incorporating amenities such as trails, benches, and interpretive signage that will allow those not participating in planned activities to experience and enjoy the site.

The need and demand for revenue-generating activities may increase visitation. These activities should be carefully planned and orchestrated to minimize impacts to surrounding neighbors.

D. Management Zones

When developing a management framework, the opportunities found within the site are evaluated to determine the most appropriate uses for each part of the park. This process results in zones that delineate general areas of the site, identify the primary purpose of each area, and suggest appropriate land use activities. These delineated management zones provide the foundation for future decision making in the park. One of four possible approaches is recommended for each zone: preservation, restoration, rehabilitation, or reconstruction.

As part of this master plan, a horticultural landscape management plan was developed by John Milner and Associates (“JMA”). The JMA plan and detailed recommendations for management of the horticultural resources was used as a guide in the development of the general management recommendations presented in this section. The JMA plan will serve as a guide for professional horticulture staff and volunteers for preservation and treatment.

1. Horticultural Resource Management Zone

The Horticultural Resource Management Zone is comprised of the “Upper Garden” and “Lower Garden.” These two areas contain the highest concentration of rare and significant ornamental shrubs. Both also contain many mature large-canopy trees that define the vertical and overhead planes, provide shade for the azaleas and rhododendrons, and reinforce the sense of these spaces as “outdoor rooms.” The canopy of mature trees is integral to the success of the ornamental, shade-loving shrubs.

The recommended management approach for the Horticultural Resource Management Zone is preservation of these horticultural resources, including their overall spatial organization and character. A preservation approach maintains the existing integrity and character of a cultural landscape by arresting or retarding deterioration caused by natural forces and normal use, as well as changes that may be introduced by new uses. It includes both maintenance and stabilization. In light of the dynamic qualities of the landscape, maintenance is essential for the long-term integrity of the gardens.

Detailed recommendations for the Horticultural Resource Management Zone may be found in the horticultural landscape management plan.

2. Caretaker Residence and Visitor Orientation Zone

The Caretaker Residence & Visitor Orientation Zone is comprised of the residence, greenhouse, foundation plantings, surrounding yard, brick pathways, and existing driveway loop area. This area is designated as the primary visitor orientation area and, as such, should contain a kiosk, or similar structure, providing park information and interpretive media.

The recommended management approach for the Caretaker Residence & Visitor Orientation Zone is rehabilitation. Rehabilitation provides for the improvement of facilities to allow for a rich and fulfilling visitor experience, and is accomplished by carefully implementing necessary functional site improvements while preserving the overall landscape character and individual horticultural features. Specifically, a rehabilitative approach embraces the need to convert the existing residence to a caretaker’s residence, with part of the first floor to be used to support

garden/horticultural programs and visitor support services. Additionally, it is consistent with necessary changes associated with circulation improvements to the driveway and paths, as well as modifications that may be necessary to make the residence ADA accessible. Further, a rehabilitative approach will provide for the addition of new elements into the landscape, such as a kiosk.

Public water and sewer connections should be provided to the residence. The existing well should continue to be used for irrigation. The septic system should be abandoned.

Detailed recommendations for Caretaker Residence & Visitor Orientation Zone may be found in the horticultural landscape management plan.

3. Historic Resource Management Zone

The Historic Preservation Management Zone is comprised of the circa 1876 barn and its immediate environs. The barn supported the agricultural operations of the property while it was still a farm, and was later renovated by the Whites for domestic uses.

The recommended management approach for the Historic Preservation Management Zone is preservation, which seeks to sustain the existing form, integrity, and materials of any historic structures and the surrounding landscape. The primary consideration for all activities within this zone is the protection or preservation of the park's historic resources. Activities in this area may include restoration or renovation of the facilities, excavation or preservation of archaeological sites, and development of educational or interpretive programs. While it is understood that support for the activities within other zones may occur here, such activities should give due consideration to the cultural resources in this area and not compromise their value.

The Park Authority has assessed the barn's structural condition and has stabilized the structure. However, in its present condition, the barn probably will not pass an occupancy test and prerequisites to occupancy, such as fire controls, may change the fabric of the structure to such an extent that it may lose its status as a contributing element in the site's history. Further study is required to determine the feasibility of using the barn for public activities.

Detailed recommendations for the Historic Preservation Management Zone may be found in the horticultural landscape management plan.

4. Utilitarian Management Zone

The area proposed as the Utilitarian Management Zone, like the adjacent proposed Historic Preservation Zone, was once the center of past agricultural operations. This area supported Mrs. White's vegetable garden, a grove of fruit and nut trees, and two outbuildings that the Whites used to support their horticultural pursuits.

The recommended management approach for the Utilitarian Management Zone is rehabilitation. This approach provides for the improvement of existing facilities and the addition of other facilities, as needed and as appropriate.

The primary purpose of the Utilitarian Maintenance Zone is to provide an appropriate location for facilities, storage, and the staging of maintenance operations. All maintenance uses should be located in this zone and sufficiently buffered from other zones in the park. This zone contains the existing maintenance facility, which should be replaced as necessary to meet the operational needs of the park.

Detailed recommendations for the Utilitarian Management Zone may be found in the horticultural landscape management plan.

5. Woodland Management Zone

The woodland communities throughout the site contain tree species typical of an early oak-hickory forest and provide much needed wildlife habitat in a predominantly suburban environment. As such, the recommended management approach for the Woodland Management Zone is preservation, which seeks to sustain the existing landscape.

Detailed recommendations for the Woodland Management Zone may be found in the horticultural landscape management plan.

6. Pond Management Zone

The Pond Management Zone is located in the southeast corner of the property. It encompasses the spring-fed pond, the perennial stream, and the surrounding woodlands. The primary purpose of this zone is to preserve and, where appropriate, enhance the ecological value and integrity of the pond, stream, and existing vegetation.

The recommended approach for the Pond Management Zone is rehabilitation. This approach permits enhancements that may be made to improve the pond's water quality and aquatic habitat.

The pond may serve as a unique interpretive feature within the park, creating opportunities for educating the public about water resources, wetland plants, and the importance of natural features in urban park lands. However, inclusion of hardscaping in this zone, if any, should be minimal and limited to trails and activities associated with natural resource and habitat management.

Detailed recommendations for the Pond Management Zone may be found in the horticultural landscape management plan.

7. Meadow/Field Management Zone

The Meadow/Field Management Zone is comprised of the existing open field that gently slopes towards the pond and eastern edge of the property. This zone affords open and expansive views from the residence area.

The recommended management approach for the Meadow/Field Management Zone is preservation, which seeks to sustain the existing landscape.

Detailed recommendations for the Meadow/Field Management Zone may be found in the horticultural landscape management plan.

8. Buffer Zone

Buffer zones protect natural and cultural resources from adjacent development and, likewise, adjacent development from park activities. The perimeter Buffer Zone is designated as the area from the property boundary to approximately 50' inward. Because White Horticultural Park is nestled within a residential neighborhood, a 50' buffer is provided to ensure a measure of privacy and minimize adverse effects on both the park and adjacent residences.

The Buffer Zone overlays the Woodland Management Zone and thus the recommended management approach for the Buffer Zone is preservation. However, rehabilitation, where appropriate, through the addition of plantings, may be considered to limit sight lines and sound travel.

9. Vehicle Entrance Zone *[TO BE ADDED TO GMP UPON LOCATION SELECTION]*

The Vehicle Entrance Zone creates the visitors' first impression of the park and builds anticipation of what lies within. However, unlike other zones, the location of the Vehicle Entrance Zone is heavily influenced by external factors, such as traffic patterns, impacts, and safety. Therefore, the decision as to where to locate the Vehicle Entrance Zone is both a management and a design issue.

The recommended management approach for the Vehicle Entrance Zone is rehabilitation. This approach will permit the modifications necessary to successfully convert the site from a private residence to a public park. The Vehicle Entrance Zone of necessity overlays portions of the Woodland Management Zone, the Caretaker Residence & Visitor Orientation Zone, and the Utilitarian Zone.

The Vehicle Entrance Zone must accommodate emergency vehicle access into the park. Any exterior lighting that may be installed in this zone, or any other zone, should consider staff and visitor safety without adversely impacting the horticultural landscape or neighboring residences. Low-impact development techniques should be explored to minimize the effect of the additional pavement on site. Landscape buffering should be used to limit the impact of the entrance road both on the Woodland Management Zones that border the property and on possible views to and from other areas of the site.

10. Pedestrian Entrance Zones

The Pedestrian Entrance Zones are designed to encourage visitors to walk into the park. Like the Vehicular Entrance Zone, Pedestrian Entrance Zones will generate the initial impression of the site for the park visitor. The Pedestrian Entrance Zone of necessity overlays portions of the Woodland Management Zone.

Key pedestrian trails should meet ADA standards. Some of the more rustic trails in remote parts of the park may not meet ADA standards. Any exterior lighting that may be installed in this

zone, or any other zone, should consider staff and visitor safety without adversely impacting the horticultural landscape or neighboring residences.

The recommended management approach for Pedestrian Entrance Zones is rehabilitation. As with the Vehicle Entrance Zone, this approach will permit the modifications necessary to successfully convert the site from a private residence to a public park.

E. Educational and Interpretive Programs, Visitor Amenities

The White Horticultural Park's services will include educational and interpretive programs, and visitor amenities, to enhance the visitor experience. Consistent with the park's mission, interpretive programs are intended to promote responsible resource stewardship, and provide for a wide range of experiences for the general visitor, as well as targeted audiences.

1. Programs

a) Interpretive and Educational Programs. Interpretive and educational programs increase visitor knowledge of horticultural and natural resources by emphasizing the Park Authority's stewardship mission. Generally, programs will be developed that support the Park Authority's mission, highlight site resources, and reach diverse audiences. Additional programs should be provided, as funding and staff allows, that provide a comprehensive interpretation of the White home landscape development and of the significance of the historic barn as a representation of the area's agrarian past.

Self-guided tours, using pamphlets to guide and inform visitors, should be explored as a means of expanding educational tours without significantly increasing staff or encouraging large groups.

b) Visitor Experience. The Caretaker Residence and Visitor Orientation Zone will serve both as the caretaker residence and the primary orientation point for visitors. The program and design of the zone should accommodate various types of users by including amenities such as trails and seating areas that will allow those not participating in planned activities to experience and enjoy the park site. Part of all visitor experiences should be an awareness of the transition from residential neighborhoods to a community park and, once within the park, from the more formal horticultural areas to the naturalistic woodlands. To achieve this desired effect, all decisions should be consistent with the park purpose (see Part One, I.H.).

c) Partnerships and Associations. Cooperation with others is integral to the development of the park's interpretive services. Partnerships may provide time and funding that will support improvements to and expansion of services provided to the public. Volunteers are vital to horticultural site operations and programs. White Horticultural Park currently maintains the following partnership or associations:

- The Rhododendron Society
- The Friends of the White Horticultural Park

Partnerships and volunteer programs should continue to be fostered to provide valuable assistance in meeting the needs for visitor contact, park programming, and resource

management.

2. Visitor Amenities

Basic visitor amenities such as water fountains, benches, toilets, and animal-proof trash cans should be provided. A variety of visitor support services, such as orientation, maintenance, limited programs, and interpretive services, should be provided. All visitor services should be fully accessible. The level of services provided should reflect the park program of offering primarily self-directed activities.

3. ADA Adaptations

In accordance with Park Authority policy, walkways and trails should be accessible to all visitors, in compliance with Title II of the Americans with Disabilities Act of 1990 and other legislative mandates, to the extent feasible under site constraints. Based upon the park's anticipated educational and interpretive programs, it is expected that pedestrian walkways and trails into the park and among key features (*e.g.*, parking areas, kiosk, house, gardens, demonstration areas) will be ADA compliant. Woodland trails among key interpretive features or exhibits also should be ADA compliant. Woodland trails that do not access key features, and are intended to be more rugged in character, should be designated as "backcountry" trails and do not need to be ADA compliant.

Part Three: Conceptual Development Plan

The Conceptual Development Plan (CDP) builds upon the General Management plan by locating and describing specific elements within the site that support the purpose of White Horticultural Park. The CDP is comprised of descriptions of these elements and design guidelines, and an graphic plan that illustrates the general location of the recommended facilities. See Figure x.x, Conceptual Development Plan.

I. Design Considerations

A. Access

One issue faced in the conversion of a private residence to a public park is vehicular access and parking. The need to revise the existing entrance road, drive, and parking, or to create new ones, demands consideration of the relationship among the visitor's experience, necessary support services, public safety, and external opportunities and constraints.

Public input on the subject of park access was obtained through numerous public meetings and workshops, and from public comments received by the Park Authority. The impacts of certain, specific elements on both surrounding neighborhoods and horticultural resources were considered in evaluating five possible scenarios. The following elements and their impacts were evaluated: entrance road; associated parking; sidewalk connections; existing and projected traffic conditions; horticultural impacts; visitor experience; and the relative costs of the five possible scenarios.

Sufficient parking will be needed to accommodate visitors and occasional small groups, and to ensure that visitors do not park on nearby neighborhood streets. To address this need, the CDP provides for 25 spaces.

Certain, specific standards are mandated for public roadways. To comply with ADA standards and to accommodate emergency vehicles, any roadway connecting to the entrance to the site must be 18' to 24' wide stable surface with 4' to 6' grass shoulders. Typically, extending, or widening, a driveway and adding a parking lot to any site increases stormwater runoff simply by adding additional hardscape to the site. The CDP anticipates the use of pervious paving materials to help mitigate this increase in stormwater runoff. The use of properly engineered, vegetated bioswales and products such as "Grasscrete" should be investigated and implemented as appropriate. See figures x.x, x.x.



Figure x.x, images of bioswales and/or Grasscrete to be inserted here.

B. Residence Adaptive Reuse

The residence on the White site presents many opportunities. Consideration may be given to the conversion of the first floor of the residence to public space. The second floor may be set aside for use as an on-site caretaker's residence. Exterior access to expanded restroom facilities within the residence may be provided.

The residence is a significant example of Colonial Revival Period architecture, and any adaptive reuse modifications should respect its historic integrity. Further, any adaptive reuse of this or any structure within White Horticultural Park must be ADA compliant, to the extent feasible under site constraints. All future planning and design of the site should balance the authenticity of the existing landscape with the need for visitor services and facilities. The horticultural landscape management plan prepared by JMA should be used to inform future horticultural resource management.

C. Horticultural Resources

The locations of trees, and the size and arrangement of plants within shrub beds, are among the important contributing elements to the overall design of the White landscape. Plant maintenance decisions, such as the need to replace a dead shrub or to trim tree branches obstructing a view, are both a plant management issue and a landscape design issue. As with site structures, plant care should balance the authenticity of the existing landscape with the need to provide visitor services and facilities..

II. Conceptual Development Plan Elements

Some of the proposed elements are new to the site and some are adapted from existing features, but all are intended to support the horticultural functions of the park and enhance the visitor experience. See Figure x.x, Conceptual Development Plan.

A. Caretaker Residence and Program Space

The residence may serve two purposes. The first floor may be utilized for public use, such as garden/horticultural programs and as meeting space for small groups, while the second floor may serve as a caretaker's residence. Any public use will require that all facilities be ADA compliant. However, modifications of the structure should be architecturally compatible with the Colonial Revival Period design of the residence and should only be undertaken under the direction of a historical architect or cultural resource professional.

B. Interpretive Features

An interpretive kiosk, appropriately sized and sited to capture yet not intrude upon important views to/from the residence, will become a point of orientation for visitors. The design of the kiosk, or of any new structure, should be architecturally sympathetic with the Colonial Revival Period design of the residence.

Small, permanent interpretive signs and/or activity stations will be installed along the pathways and trails. Again, all signs and stations should be coordinated in style and color, and should be stylistically compatible with the existing aesthetics of the site.

C. Trails

The existing trails will be expanded and connected to create a woodland perimeter trail.

D. Support Structures

A plant propagation area may be developed within the southwestern area of the site. The existing shed (a.k.a. the "Chicken House" or "Tool House") may be modified to serve as a propagation structure wherein plants may be started. A non-permanent, polyvinyl structure may also be constructed seasonally to continue the propagation process.

The existing Camellia House will continue to shelter potted camellias during the winter.

E. Equipment Storage Building

A new, small equipment storage building of two or three bays is proposed for the area behind the barn. Showers for staff may be included in this new structure. As with the proposed kiosk, new buildings, or modifications of the existing shed in the proposed propagation area, should be architecturally compatible with existing site structures.

F. Vegetative Screening

Vegetative screening should be supplemented along the southern edge of the site to enhance the buffer between the park and the neighboring residences.

G. Barn

The existing barn will be further stabilized as needed and preserved as an architectural, historic, and aesthetic landscape feature. Public use of the barn will be determined following a feasibility study.

H. New Gardens

New gardens, in keeping with the existing woodland and meadow garden themes, may be added to the park. Proposed designs for new gardens will require review and approval by Park Authority horticulturalists and other professional staff.

I. Open Lawn/Meadow

Overall, the mixture of grasses and herbaceous plants that make up the field appears to be in good condition, as are most of the scattered trees and shrubs in this area. The open lawn/meadow will be preserved as open space and managed as meadow habitat.

J. Furnishings

Seating will be placed near trails, and along the edge of the meadow and woodlands for resting and contemplation. Perimeter fence will be installed at strategic places. Gates may be added at key points for controlled access to the property.

Furnishings should be coordinated in style and color, and should be stylistically compatible with the existing aesthetics of the site.

III. Future Design, Development and Management Concerns

A. Sustainability Issues

1. Site Personnel

Oversight and/or staffing by professional horticulturalists and specially trained grounds staff will be required. Managing and maintaining high quality horticultural resources requires staff with specialized education, training, and experience. During peak gardening season, additional volunteer hours per week would enable the staff to maintain quality plant displays. Ideally, the primary horticulturalist would have at least a two year degree in horticulture plus a few years of experience. Seasonal staff with specialized training would be beneficial.

In addition to horticultural and grounds staff, the site requires an administrative person to manage site use and any revenue generating activities. This person would have some management and educational skills as well as horticultural skills as needed to support revenue-generating activities.

2. Revenue Needs

Although revenue generation is not the focus of this park, a variety of opportunities exist that may assist in generating revenue, and thus operational funds, for White Horticultural Park. These include fundraising activities, plants sales, residential rental, educational programs, and meeting space provisions.

Fundraising for the site may be facilitated with unique, documented plant collections; strong educational programs for adults and children; and/or facilities to host regular programs and events. Experience at other Park Authority properties reveals that benefactors more readily fund strong, creative, and well organized programs.

Programs for adults and children are another potential revenue source. Ideally, such programs would be different enough from those offered at other Park Authority properties, such as Green Spring Gardens and Hidden Oaks Nature Center, to attract new audiences. Fewer larger programs (over 50 people) have the potential to generate greater revenue for the site than more frequent smaller programs (10-15 people) because the proportion of fixed costs are greater for small programs. A balance among content, group size, and neighbor impacts will need to be considered as program planning occurs.

Inexpensive meeting space for small groups such as community associations, garden clubs, special interest clubs, is generally limited in the County. Frequent use of the residence for meetings would necessitate adequate support staff and facilities to accommodate these community groups.

3. Security

Because much of the park is visually remote, security is of concern. An on-site caretaker will have security responsibilities, such a coordinating with local public safety officials for additional

patrols; working with neighbors to ensure concerns are reported; developing a “park watch” program; and participating in existing neighborhood watch programs.

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White Horticultural Park Master Plan Vehicle Access Analysis Report

Prepared by Fairfax County Park Authority, Planning & Development Division

February 23, 2006

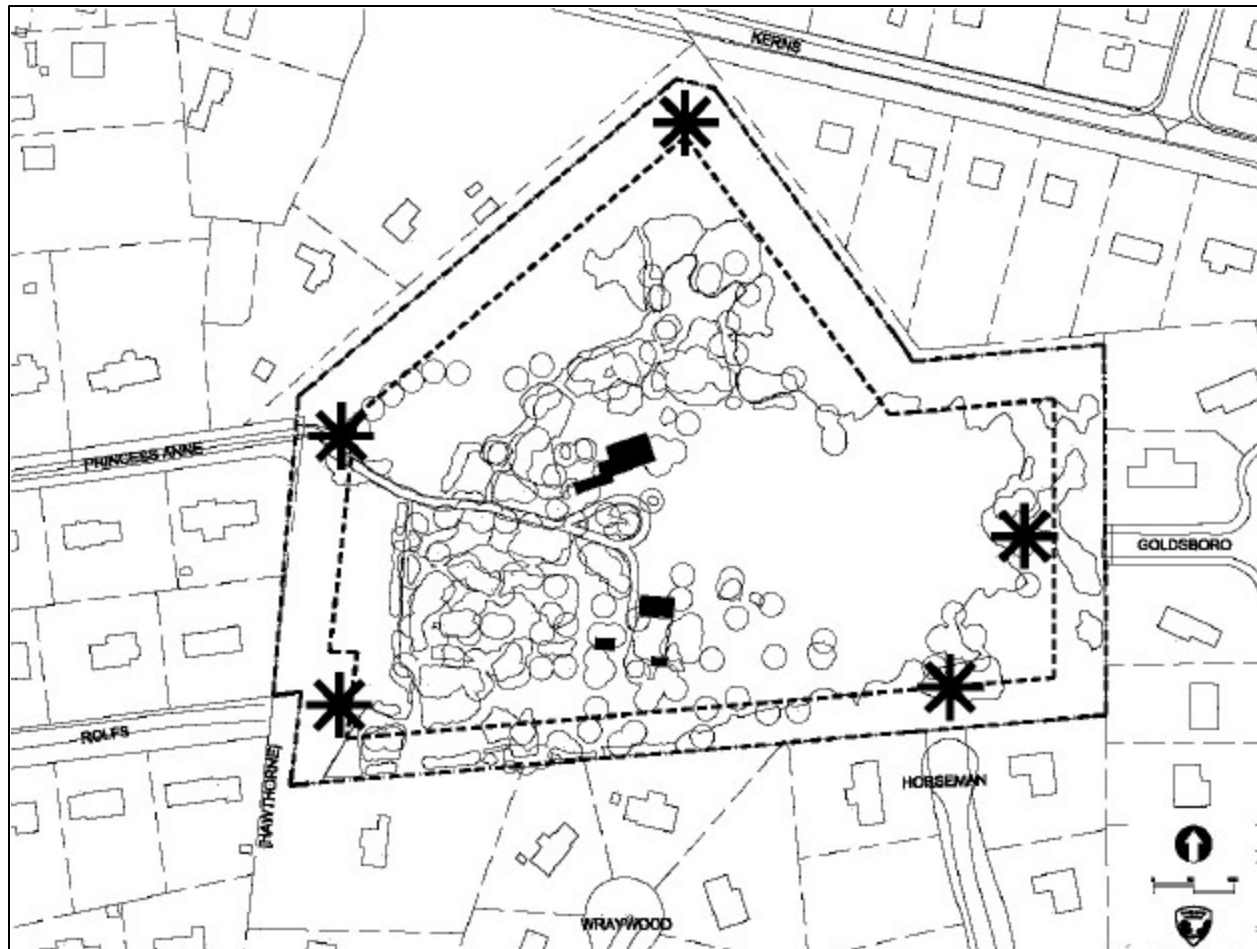


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Introduction

NOTE: The order of the alternatives discussed throughout this report is not intended to suggest preference. When multiple alternatives are discussed, they are discussed in alphabetical order, except where language is quoted directly from documents received from VDOT, John Milner and Associates, and Bowman Consulting Group.

The conversion of the White Horticultural Park from a private residence to a public park will require that safe vehicle access and on-site parking be provided to patrons. Based on proposed low-intensity park uses, it is anticipated that traffic volume generated will average up to 30 vehicles per day, or similar to what is generated by three residential households. During peak bloom times in the Spring, additional volume may occur, however, less traffic is anticipated during the winter months. Pedestrian access will also be planned and encouraged for neighboring residents.

The existing driveway is narrow, steep, and unstable, and cannot safely serve the park in its current condition. The property is adjacent to four other public streets where access is possible. Including the existing driveway at the end of Princess Anne Lane, five possible access alternatives have been explored as part of the Master Plan process, including Goldsboro Road, Horseman Lane, Kerns Road and Rolfs Road. Providing safe access to the park will require a modification of the existing entrance and driveway, or construction of a new entrance and driveway.

This report presents existing conditions, analysis, and impacts for each alternative. The public is invited to comment on the alternatives presented at the master plan public hearing scheduled for May 2006.

In order to meet public safety requirements necessary to accommodate public use, the entrance and driveway will need to meet certain standards. Requirements and standards originate with Fairfax County, the Virginia Department of Transportation, and the Fairfax County Park Authority. Some of these elements will be constructed on-site and some may be required off-site. Detailed site engineering will take place after the Park Authority has possession of the property and the site design has been funded. No engineered site plans have been created as part of the master plan process, however, access requirements and standards are being generally addressed now to anticipate future park development and provide a basis for a cost estimate and alternative selection.

Below is a summary of the general site requirements and standards that provide the context for the analysis that follows in this document.

Entrance and Driveway Geometry. Generally, a park “entrance” consists of a 24’ wide concrete apron connecting to a 18’ to 24’ driveway. This width allows two-way traffic in and out of the park.

Parking Lot. The draft Master Plan recommends a parking lot with twenty-five (25) parking spaces to accommodate visitors and small group gatherings and programs. On-site parking will alleviate the need by daily visitors and meeting attendees to park on neighborhood streets.

Road Classifications. According to the Federal Highway Administration, travel ways may be characterized as follows: “arterial” provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control; “collector” provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials; and “local” consists of all roads not defined as arterials or collectors, with primary access to land with little or no through movement.

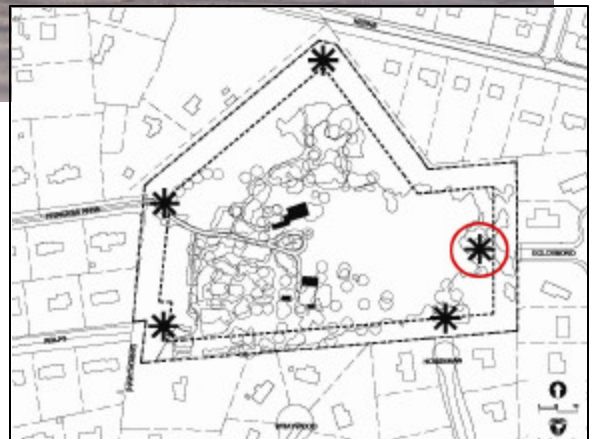
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Existing Conditions

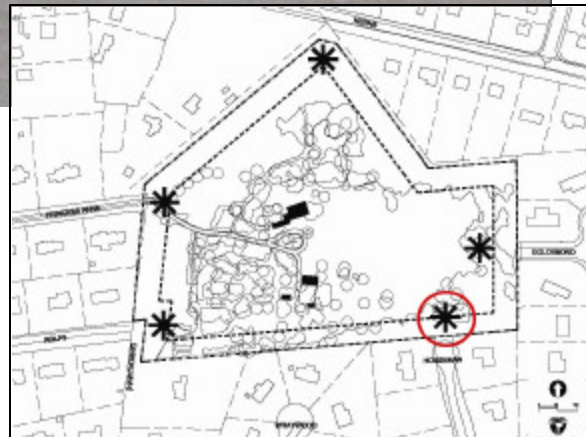


Goldsboro Court

- Road classification is LOCAL.
- Pavement is approximately 30' wide.
- Curb and gutter are present.
- Sidewalk along the north side only.
- Terminates at the eastern border of the White site.
- Stub street connection was abandoned in 1988 by an Order of Abandonment. A public hearing, authorized by the Board of Supervisors, is required to consider the reversal of the road abandonment.
- Average Daily Trips = 400



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Horseman Lane

- Road classification is LOCAL.
- Road is approximately 20' wide.
- No curb and gutter.
- Grass shoulders.
- No sidewalk.
- Terminates as a cul-de-sac.
- Abuts the southeast side of White property where a drainage ditch and the pond are located.
- Average Daily Trips = 80

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Kerns Road

- Road classification is COLLECTOR. Serves as a collector between two arterials.
- Pavement is approximately 22' wide.
- Shoulders are grass.
- 4' wide asphalt trail along north side.
- Traffic calming devices (speed bumps) have been installed to slow traffic.
- Traffic lights at both ends at Sleepy Hollow and Annandale Roads.
- Average Daily Trips = 3,500

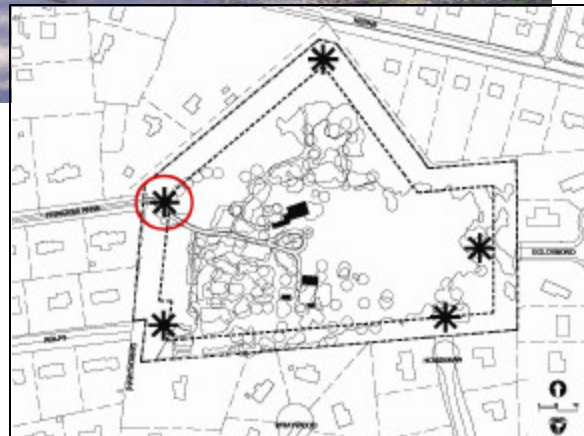


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Princess Anne Lane

- Road classification is LOCAL.
- Pavement width varies from 11' to 14'.
- No curb and gutter.
- Shoulders are grass.
- No sidewalk.
- Terminates at the White site. The White existing driveway starts here.
- Average Daily Trips = 90

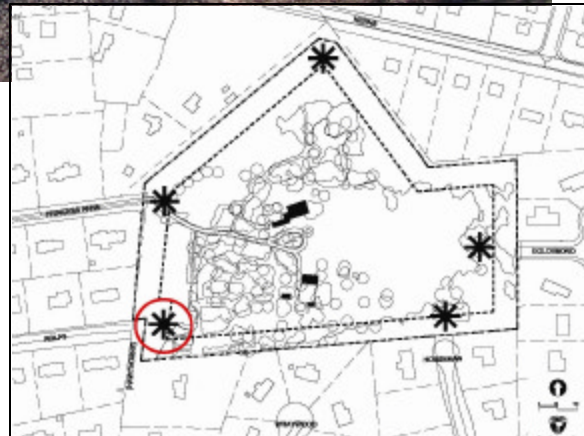


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Rolfs Lane

- Road classification is LOCAL.
- Road width varies from 15' to 19'.
- No curb and gutter.
- Shoulders are grass.
- No sidewalk.
- Terminates at private driveway.
- Average Daily Trips = 80



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Key Factors

The following key factors relate to consideration of the alternative entrance locations.

1. Transportation
2. Horticultural and natural resources
3. Emergency access and services compliance
4. ADA compliance
5. Land acquisition required
6. Utility connections
7. Estimated construction costs
8. Stormwater management
9. Achieving desired visitor experience

Impacts to surrounding neighborhoods are more subjective and are not addressed in this staff report. Rather, public comments provided at the public hearing and public input received throughout the public process will inform decision makers on potential neighborhood impacts from the entrance location.

1. Transportation

The Park Authority requested VDOT examine the five alternative entrance locations and provide their assessment. The following is quoted directly from VDOT's response.

“In general, the traffic volumes predicted by the Park Authority for this park are very low and would not be expected to create any unusual transportation problems in the area. In fact the traffic volumes, except in the most extreme cases, would be less than that which would be expected if this property were to be developed to its currently allowed density. While many of the alternative entrances are serviced by older, narrow roadways, these are visually in good condition and would only require minor modifications, if any, unless problems were to develop in the future, particularly in regards to parking along the shoulders of the ditch section streets.

Princess Anne Street

The section nearest the park would have to be widened to 18', but the balance of the roadway would not appear to need additional work. It would appear that modifications to the existing culvert would need to be undertaken for this widening. If parking along the shoulders is a current or future concern, gravel shoulders may need to be installed or parking prohibited. It would appear that this could be accomplished with the removal of only a few, if any, trees. VDOT would request that a suitable turnaround be provided at the end of the roadway. This would normally require a cul-de-sac with a minimum 30' radius. However, as property acquisition and/or wetland issues may become a concern, and traffic volumes are low, we would be willing to discuss alternative measures as indicated in the 2005 Subdivision Street Requirements (SSR).

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Rolfs Road

This roadway would not appear to need additional work. If parking along the shoulders is a current or future concern, gravel shoulders may need to be installed or parking prohibited. It would appear that this could be accomplished with the removal of only a few, if any, trees. VDOT would request that a suitable turnaround be provided at the end of the roadway. This would normally require a cul-de-sac with a minimum 30' radius. However, as property acquisition may become a concern, we would be willing to discuss alternative measures as indicated in the 2005 Subdivision Street Requirements (SSR).

Kerns Road

The location of an entrance along Kerns Road would require land acquisition. The location would have to be carefully selected due to the limited sight distance available due to the vertical curve in the roadway in this area. With the projected traffic volume information provided a left turn lane would not be required, however, if a special event were to occur, the utilization of a police officer to direct traffic might be considered. It would not appear that a right turn lane would be needed, but an enlarged radius (50') would be helpful to maintain normal traffic operation.

Sight distance was not field measured, but it would appear that sufficient sight distance would be available if the entrance location was carefully selected, particularly at the low vehicle speeds achieved through traffic calming along the roadway. An analysis would be required to determine if sufficient stopping sight distance is provided at the selected entrance to avoid rear end collisions of vehicles waiting to make a left turn into the park.

Goldsboro Road

This roadway would not appear to need additional work. VDOT would request that a suitable turnaround be provided at the end of the roadway. This would normally require a cul-de-sac with a minimum 30' radius and additional ROW. If appropriate easements were provided to allow VDOT maintenance vehicles to enter the property and a suitable area provided for snow operations, consideration would be given to waiving this requirement.

Horseman Road

This roadway would not appear to need additional work. If parking along the shoulders is a current or future concern, gravel shoulders may need to be installed or parking prohibited. VDOT would request that permanent ROW be acquired for the existing cul-de-sac.

Pedestrian Access

The lack of shoulders or sidewalks along Princess Anne, Rolfs, or Horseman would make these unsuitable locations for pedestrian access points to the park. If sidewalks were to be constructed, VDOT would not maintain them on these ditch section streets. Installation of sidewalks could require removal of existing trees and/or create greater impacts on the existing residential properties.

Unfortunately the existing pedestrian trail on Kerns Road is located on the opposite side of the street. Given the limited sight distances at this entrance location, this would also require careful consideration as a pedestrian access.

The existing sidewalks along Goldsboro would make this the best candidate for pedestrian access to the park.

Traffic Concerns

We do not have sufficient data to examine the magnitude of any existing cut through traffic in this area. However, given the low trip generation, and off-peak hours of operations, it would not appear that the park would exacerbate any current problem.

Again, given low trip generation and hour of operations, we cannot foresee any appreciable problem with school operations or other traffic activity in the general area. This is especially so given the assumption that any significant events at the park would occur on weekends or other off-peak hours.”¹

2. Horticultural and Natural Resources

This park site was offered to, and acquired by, the Park Authority with the condition that the horticultural and natural resources on the site would be protected. The Park Authority is entrusted with the stewardship of the site and therefore this item is a high priority. A horticultural landscape plan was prepared by John Milner and Associates (JMA) as part of the Master Plan. This plan includes an inventory of horticultural and natural resources and provides a recommended treatment plan to protect these resources. The plan also examines the potential impacts of each alternative vehicle access location on horticultural and natural features. JMA’s analysis and recommendation is as follows:

“Each entry and associated parking area carries with it potential impacts to horticultural and natural resources within the White property. These options and their associated potential impacts to on-site resources are as follows:

Kerns Road Access. Access from Kerns Road would result in the greatest impact to natural resources, as it would require the greatest amount of woodland removal. The field inventory identified the North Woodlands as having the highest quality woodland vegetation, both in terms of its condition and habitat potential (largest intact patch with diversity of species and vertical stratification and only a minor presence of invasive exotics). This woodland also provides a buffer between the traffic on Kerns Road and nearby residential development and the Upper Garden, which is considered to be the centerpiece of the horticultural park. The

¹ December 15, 2005, letter from Paul Kraucunas (VDOT) to Lynn Tadlock, responding to 12/01/05 Tadlock letter.

character of the Upper Garden is most attractive in the northern quadrant of the property, as it has the highest quality plantings and landscape features in the park.

The wooded area between the Upper Garden and Kerns Road provides much of the needed shade for this garden. A loss of trees, and therefore shade, would be potentially damaging to the shade gardens present in this area. Grading and installations of walkway and emergency vehicle connections between the parking area and visitor orientation zone may require crossing parts of the Upper Garden that would produce significant impacts to the plant, shrub and tree root zones, the established landscape design and visual aesthetics. A parking area in this vicinity will also add noise and detract from the quiet and contemplative nature of the nearby garden.

Goldsboro Access. Access from Goldsboro Court would result in low impacts to the site's horticultural resources. Natural resources would also receive little to no detrimental impact, as the western woodland thins out in this area of the park. However, parking in this location could significantly impact the open views from the house overlooking the meadow, which are key character-defining features of the park. Substantial screening would be necessary to mitigate this intrusion. If this alternative is chosen, extending the forest edge further out into the meadow should be considered in order to interplant this area with evergreen shrubs and make planting buffers appear to better blend in with the character of the landscape. While emergency vehicle access between the parking area and the structures on the site can be accommodated by a grasscrete connection or similar pervious pavement material, it may impact the visual cohesiveness of the meadow if this area is planted in tall grasses or wildflowers. Parking in this area would also require the longest ADA compliant path between the parking area and the visitor orientation area.

Existing Driveway Access from Princess Anne Lane. If the existing entry drive were improved to provide vehicle or emergency access into the site, it would require regrading and widening of the existing 12-foot driveway to a minimum of 18 feet, with grass shoulders on either side. Widening of this road would result in moderate impacts to the existing natural and horticultural resources located along it, as several of the mature trees—many measuring over 25 inches in diameter—would require removal. Several shrub beds along either side of the existing entry drive containing mature azaleas and rhododendrons would also be impacted. Slopes over 15% located at the western end of the entry drive would also require regrading and result in the removal of the existing stone retaining wall and many of the large trees located in this vicinity.

Although not specified in the draft CDP, an adequate emergency vehicle turnaround area may be required and could be accommodated on-site in the existing driveway loop near the residence with minor improvements. This improvement would require regrading the area south of the drive to accommodate the enlarged turning radius, and resurfacing it with a firm and stable surface such as gravel or grasscrete. A few horticultural resources south of the drive would be impacted by this modification, including a small shrub bed containing mostly boxwoods, a few rhododendrons, two small American holly trees, and two southern magnolias. A large post oak and black walnut tree, as well as several boxwood shrubs located in the center of the existing drive may also be impacted by these improvements.

Locating the visitor parking area in the vicinity of the barn would result in little impact to the natural and horticultural resources on the site. There are no significant shrubs located here, and the two garden beds found in this area are infested with invasive species (bush honeysuckle, English ivy, and privet). Most of the trees located to the east and south of the

barn are fruit and nut trees (i.e., black walnut, pecan, Chinese chestnut) and reflect the historic utilitarian nature of this area. If parking were located in this area, it is recommended that it be placed further to the south in order to maintain a small maintenance area south of the barn, and also buffer this historic structure from the visual and physical impacts of the parking lot. Locating the parking lot further to the south of the barn would also mitigate impacts to potential archeological resources surrounding this historic structure. As the existing slope of the land between the proposed parking area and the visitor orientation zone averages 1:12, the accessible trail will need to deviate from the road edge to achieve a lesser slope and meet ADAAG specifications. A planted buffer zone should be located north of the lot to mitigate views from the visitor orientation zone.

Rolfs Road Access. An entrance at Rolfs Road would result in moderate impact to natural resources. While the West Woodland is smaller in size than the North Woodland, there are many large trees located in the vicinity of the proposed access road that would require removal. It would also impact a few shrub beds located in the Lower Garden. One of these shrub beds contains several azaleas and rhododendrons, while the other contains only grapevine, vinca, and bush honeysuckle. The character of this area of the Lower Garden is not as cohesive or well-defined as the Upper Garden because of the visual intrusions attributed to nearby residential development.

Locating the visitor parking area within the Lower Garden would result in significant impacts to the park's horticultural resources. Assuming that the parking area would occupy the land already disturbed by the demolished house, direct impacts would include required removal of a small shrub bed containing several rose bushes, spicebush, and hazelnut shrubs, as well as removal of shrubby vegetation surrounding the former house. This includes several spicebush, taxus, euonymus, and honeysuckle shrubs, as well as a few azaleas in poor condition. There are several large trees in good condition that would likely require removal, including a Norway maple, black walnut, and two pecans. While these horticultural resources are not necessarily high in ornamental value, locating parking here would add an intrusive element to the Lower Garden and alter the overall character of this space. Removal of the tree canopy on the eastern edge would also open up this space and diminish the feeling of an "outdoor room." A loss of trees within the Lower Garden would also cause a loss of shade and be potentially damaging to the shade gardens present in this area.

Horseman Drive Access. If access were provided from Horseman Drive, it would result in significant impacts to the spring-fed pond located in the southeast corner of the park, and likely necessitate its removal. This pond provides local wildlife a source of water and serves an ecological function. Access here would also require removal of several trees located along the property line and reduce buffering to adjacent residents.

Recommended Alternatives

Based upon the likely impacts to the horticultural, ecological, and overall landscape aesthetic, Alternatives Two [Goldsboro] and Three [Princess Anne] are recommended for further consideration as they will result in the least amount of damage to site resources. Alternative Three [Princess Anne], improvement of the existing driveway, is only recommended if the parking area can be situated further to the south and east of the barn to better buffer this historic structure and be screened from view of the house with additional plantings. Likewise, Alternative Two [Goldsboro] is only recommended if the parking area can be adequately screened from view of the house without detracting from the existing character of the site. Alternatives One [Kerns], Four [Rolf], and Five [Horseman] result in significant impacts to

the site's horticultural and natural resources and therefore are not recommended for implementation."²

3. Emergency Access and Services Compliance

The Fairfax County Public Facilities Manual Section 9, Chapter 2 "Fire Marshal Requirements" sets out the requirements and standards that will allow fire trucks, ambulances, and other emergency vehicles to serve the site.

Compliance with emergency access requirements and standards can be met by each of the five potential access points.

Note, however, that because proposed parking lots associated with either Kerns Road or Goldsboro Court will be greater than 100' from the residence, a fire lane will have to be constructed from the parking lot to the residence. The impact of such a roadway may be minimized through the use of special pavers such as "Grasscrete."

For all entrances, the driveway surface must be "all-weather" and may be gravel, asphalt, or other pavement. As noted, "pervious" pavers, such as "Grasscrete," are acceptable. The driveway must be at least 18' wide to safely and efficiently accommodate emergency vehicles.

² John C. and Margaret K. White Horticultural Park Landscape Management Plan, prepared for Fairfax County Park Authority by John Milner & Associates, Charlottesville, Virginia, January 2006.

Requirements ³		Goldsboro	Horseman	Kerns	P. Anne	Rolfs
Distance from structure	100.0', maximum An emergency vehicle must be able to get within 100' of the main or principal entrance of the residence.	Proposed driveway can meet access distance requirements through the creation of a new access lane at edge of field from parking lot to provide access to structures. Grasscrete pavers are recommended for the access lane.	Proposed driveway location can accommodate emergency access distance to structures.	Proposed driveway can meet access distance requirement through the creation of a new access lane through woodlands from parking lot to provide access to structures. Grasscrete pavers are recommended for the access lane.	Existing driveway meets access distance requirement, however will need to be modified to at least 18' width and less than 6% slope with a stable surface.	Proposed driveway can meet access distance requirement. Emergency vehicles can access existing drive, but drive will have to be modified to 18' width.
Radius of driveway loop or other turnaround)	40' The driveway loop or other turnaround must be capable of accommodating the largest emergency vehicles.	Proposed driveway compliant.	Proposed driveway compliant.	Proposed driveway compliant.	Proposed driveway compliant. Existing conditions must be modified. Work will require care to protect plants.	Proposed driveway compliant.
Slope	6% To ensure that an emergency vehicle may safely and efficiently reach its destination, any slopes over which the driveway passes may be no more than 6%.	Compliant The topography is relatively flat here.	Compliant The topography is relatively flat here.	Non-compliant The slope may exceed 6% in some areas and will require grading.	Non-compliant May require a retaining wall at the entrance because of the need to reduce the existing slope from approximately 10% to 6%.	Compliant The topography is relatively flat here.
Turnaround	Required at street terminus. A public, non-through driveway must provide adequate space for turning emergency apparatus around.	Can be provided on site if street connection is provided.	Adequate cul de sac currently exists	N/A, no street terminus	Can be provided on site and within right of way.	Can be provided on site if street connection is acquired from private owner.

³ Fairfax County Public Facilities Manual Section 9, Chapter 2 "Fire Marshal Requirements."

Requirements ³		Goldsboro	Horseman	Kerns	P. Anne	Rolfs
Hydrant	Within 1000' of structure.	920' from residence.	800' from residence.	850' from residence.	1,080' from residence, at Holloman.	1,170' from residence, at Holloman.

4. ADA Compliance

Any area of the site open to the public must be fully accessible to the extent feasible under site constraints. With respect to the residence, accessible restrooms, railings and ramps may be required. With respect to walkways and trails, surfaces must be “firm and stable.”⁴ Woodland trails that do not access key features (e.g., parking areas, kiosk, house, gardens, demonstration areas), and are intended to be more rugged in character, will likely be designated as “backcountry” trails and as such do not need to be ADA compliant. The residence and pathways to key features may readily be made ADA compliant. ADA compliance difficulty lies with access from the parking lot to the core of the site located near the residence.

Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
Parking lot would be substantial distance from residence.	Parking lot would be near barn.	Parking lot would be substantial distance from residence.	Parking lot would be near barn.	Parking lot would be near barn.

⁴ Firmness means the surface does not give way significantly under foot; stability means surfaces do not shift from side-to-side or when turning. Source: National Center on Accessibility.

5. Land Acquisition Required

As an authority, the State has granted to the Park Authority the ability to acquire land through a variety of means, such as fee simple purchase, easement or eminent domain. Land acquisition matters are carefully considered and decided by the Park Authority Board. Three of the alternative entrances (Kerns, Rolfs, and Goldsboro) will require land acquisition. The chart below notes whether land must be acquired to accommodate the entrance.

Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
<p>YES</p> <p>A portion of the road right of way (ROW) connecting Goldsboro Court with the park was formally abandoned by the Board of Supervisors (BOS) in 1988 and title to this strip of land is held by the BOS. Providing an entrance in this location requires a formal request from the Park Authority Board to the BOS to authorize a public hearing to consider the reuse of the road for public street purposes. The BOS must choose whether to grant the Park Authority's request and take appropriate actions before this alternative can be used.</p>	<p>NO</p> <p>The ROW abuts the park. There is sufficient ROW to construct the entrance.</p>	<p>YES</p> <p>To ensure proper entrance width, and turn lanes, as needed, a portion of abutting private property will have to be acquired.</p> <p>Estimated land to be obtained = 200 sq. ft.</p>	<p>NO</p> <p>The ROW abuts the park. There is sufficient ROW to construct the necessary cul-de-sac.</p>	<p>YES</p> <p>Rolfs Road does not abut the site and thus will require acquisition of private property that is currently used as a private driveway and replacement of the driveway in order to accommodate an entrance in this location.</p> <p>Estimated land to be obtained = 190 sq. ft</p>

6. Utilities

The site is currently served by well and septic systems. Public water and sewer service connections are required for public use on the site. Water and sewer connections are available from all surrounding streets and should be connected at the time of site development. To avoid impacts to horticultural resources, utilities may be collocated with the entrance driveway. It is not anticipated that the existing electric and telephone power lines will need modification. Separate electric service lines serve the residence and the barn.

The chart below assesses the distance to connections from the five potential access locations.⁵

	Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
Sewer	900' to residence.	800' to residence.	680' to residence.	420' to residence.	670 to residence.
Water	630' to residence.	700' to residence. Will require careful planning to protect natural resources.	560' to residence. Will require demolition and reconstruction of existing roadway. Slope in area will result in need for substantial cut.	500' to residence.	710' to residence.

7. Estimated Construction Costs

Bowman Consulting Group (BCG) performed a site investigation of the White Horticultural Park to evaluate five alternate entrance locations and parking areas. BCG also reviewed available information including correspondence from the VDOT, and county mapping and regulations. Particular weight was given to the December 15, 2005 correspondence from Paul Kraucunas of VDOT. BCG prepared sketch plans of the various alternatives along with engineer's cost estimates. The engineer's estimates are conceptual and reflect the conceptual stage of the development plans.

“Princess Anne Entrance. The Princess Anne access location involves widening of the existing entrance and improvement of Princess Anne Street. The Princess Anne Street improvements were estimated to consist of 330 lineal feet of widening. An alternate turn-around is proposed, with on-site dedication, in accordance with VDOT street standards and widening and paving of the existing driveway. This alternative does not appear to require any additional off-site dedication or off-site easement acquisition. No significant clearing or grading would be required to construct this alternative.

Rolfs Street Entrance. The Rolfs Street entrance will require dedication of right-of-way from the adjacent property to allow construction of the street extension and alternate turn-around in accordance with VDOT street standards. Clearing and grading through the on-site woods will be required to reach the parking lot area.

Horseman Lane Entrance. The Horseman Lane entrance location would be onto an existing cul-de-sac. According to VDOT, the cul-de-sac is contained within temporary easements and they would request permanent dedication of right-of-way from the adjacent properties. It has been BCG's experience that if the adjacent owner's refuse to dedicate right-of-way, a new entrance would still be allowed if it can be demonstrated a good-faith effort to acquire the right-of-way has been made. An entrance in this location will require filling and impact to the existing farm pond located on-site. Without detailed topographic information or design detail, it is not possible to determine the area of impact, but it appears permits from the Corps of Engineers and DEQ [Department of Environmental Quality] would be required.

Goldsboro Street Entrance. There are no significant physical constraints to construction of the proposed entrance and parking area in this location. The proposed parking lot area is level and

⁵ Measurements based upon Fairfax County GIS data. Tolerance = +/- 8'.

clear. This location also will require a significant distance of emergency access roadway across the existing field to reach the existing residence. No research was done into the status of the abandonment of the Goldsboro Street stub.

Kerns Road Entrance. This location has limited available entrance sight distance. Speed bumps along the existing roadway reduce the travel speed of vehicles and may justify a waiver of entrance sight distance if the entrance cannot be located to yield the specified distance. It appears dedication of an access easement or grading easements from adjacent properties will be required to construct the entrance. This location will require a significant distance of emergency access roadway to reach the existing house. The roadway will require clearing and grading of significant natural wooded and sloped areas.”⁶

Cost estimates for each alternative are as follows. Figures have been rounded to the nearest \$1,000.

Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
\$392,000	\$424,000	\$558,000	\$742,000	\$540,000

7. Storm Water Management

Any increase in stormwater runoff and/or outfall (*e.g.*, as a result of improvements such as a paved driveway and parking lot) must be detained on site. Low impact development techniques, such as bioretention, rain gardens and specialized planting areas are highly appropriate techniques for this site.

Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
Stormwater may be sheet drained to surrounding utilitarian area and supplemented by sumps.	The pond captures runoff from the meadow and partial filling of pond to accommodate drive will require alternative SWM feature.	Parking lot will require SWM to prevent sheeting onto neighboring lot.	Stormwater may be sheet drained to surrounding utilitarian area and supplemented by sumps. Suggests potential for environmental interpretation, <i>e.g.</i> , rain harvesting demonstration area.	Stormwater may be sheet drained to surrounding utilitarian area and supplemented by sumps. Suggests potential for rain harvesting.

9. Achieving Desired Visitor Experience

A visitor to the White Horticultural Park will enjoy the park setting and learn about its horticultural, natural, and historic resources from interpretive panels and public programs. The most common visit will be a self-directed stroll among the natural and horticultural resources. A unique part of the experience at White Horticultural Park will be that of the transition from the more formal horticultural gardens to the naturalistic woodlands.

Some visitors may be interested in participating in small-scale tours, programs, and special events. However, the program and subsequent design of the site should accommodate all types of users by incorporating amenities such as trails, benches, and interpretive signage that will allow those not participating in planned activities to experience and enjoy the site.

⁶ February 6, 2006 report by Bowman Consulting Group. Costs for any plant relocation have not been included in these estimates.

The design of the entrance approach and first impression of the site is an important factor in creating a quality and enjoyable visitor experience. Convenience and ease of access is also an important consideration. Therefore, the relationship of the vehicle access elements (entrance, driveway and parking lot) to the core area of the site near the residence are considered.

The chart below assesses the experiential impact on the desired visitor experience as the site is entered and traversed to reach the core area.

Goldsboro	Horseman	Kerns	Princess Anne	Rolfs
<p>The visitor would be approaching the house and gardens from below , with a view across the field, looking up towards the house.</p> <p>The parking lot may be visible from the garden and core areas.</p> <p>This entrance includes a long walk from the parking lot to the core of the site.</p>	<p>Traveling over the pond and seeing the gardens from across the meadow creates a positive arrival sequence.</p>	<p>The visitor would approach from behind the house and gardens, essentially entering the site through the back door.</p>	<p>The house and gardens were originally developed to be experienced from this approach. This approach preserves historical accuracy.</p>	<p>The visitor would approach the core by first passing by the lower garden area to one side and then proceeding into the site's utilitarian zone.</p>

Staff Recommendation

Of the five alternatives, staff recommends three alternatives be eliminated as follows:

Horseman Lane. Damage to the pond and wetlands at this location render this alternative undesirable and less feasible.

Kerns Road. The need to remove large trees in an area considered the best quality woodlands and shrubs in the upper garden area argue against this alternative. The area's slopes and the parking lot's distance from the site's core pose challenges to emergency and ADA access. An entrance behind the site's core area (the house and environs) does not lend itself to the best quality visitor experience. Additional land required at this location may be difficult and expensive to acquire.

Rolfs Road. The required land acquisition across a private driveway and the need to remove large trees in the woodland area suggest the elimination of this alternative.

Staff recommends consideration by the public and the Park Authority Board of the two remaining alternatives, **Goldsboro Court** and **Princess Anne Lane**. Both alternatives have positive and negatives as outlined in this report, but offer feasible access solutions and should be publicly debated. The order of the alternatives shown below is not intended to suggest preference; the alternatives are listed in alphabetical order.

Goldsboro Court. An entrance at this location will have less of a destructive impact on horticultural and natural resources, as there are only scattered immature trees here and no formal gardens. The parking lot's distance from the site's core poses a challenge to ADA access, and the need for an emergency access lane proposed along the edge of the meadow, near the pond, may compromise views. The cost estimate is the lowest for this alternative. If this alternative is selected, it will require a formal request from the Park Authority Board to the Board of Supervisors to reverse the 1988 Order of Abandonment. If the Board of Supervisors grants this request, a public hearing will need to be authorized by the Board of Supervisors and held in order for the Board of Supervisors to consider reuse of the road for public street purposes.

Princess Anne Lane. An entrance at this location will have less of a destructive impact on horticultural and natural resources, as only a few large trees will need to be removed, and large shrubs can be relocated. The grounds were historically designed to be approached from this entrance and continued access using this alternative creates a high quality visitor experience. Emergency and ADA access requirements may be readily met. The cost estimate for entrance-related improvements is the highest for this alternative. No land acquisition will be required for this alternative.

WHITE HORTICULTURAL PARK PUBLIC INFORMATION MEETING SUMMARY

Date of Meeting: December 6, 2004
Green Spring Gardens Park Multi-purpose Room

People in Attendance: See Sign in Sheets: 53 attendees

Board Members: Mr. Frank S. Vajda, Mason District

Consultants: Krista Snider, James Milner Associates
Alisa Hefner, James Milner Associates

FCPA Staff: Mike Kane, Kirk Holley, Sandy Stallman, Chris Strand, Bob Wharton, Angie Allen

Welcome & Introductions by Frank Vajda, Park Authority Board Member, Mason District

Stated Purpose of the Meeting:

- Introduce the public to the park property
- Present the planning process that will be following in planning the park.
- Present background and history of the property
- Present the special horticultural resources at the property

Reviewed Meeting Agenda

Presentations

Planning Process and Park Background (see attached)

Sandy Stallman

Fairfax County Park Authority

Site Analysis and Horticultural Resources (see attached)

Krista Schneider and Alisa Hefner

John Milner Associates

Questions and Answer Session Summary

1. What other facilities beyond horticulture resources are for public use? What is the access point?
Answer: Not sure at this time. Horticultural resources will be primary focus.
2. What size is the staff?
Answer: Not determined yet if site will be staff
3. Is there going to be a buffer?
Answer: This will be determined during the process, however, there is an existing wooded buffer around most of the property.
4. Has property conveyed to the county?
Answer: Yes, in 1999 from Mrs. White, who holds a life estate.
5. Is there any funding in the five year plan?
Answer: Master Plan process is funded through 1998 bond funds. Site design, development and construction are not currently funded.

6. Is the property bordered by a fence? Will wire fence remain?
Answer: A fence is around the whole property. Not sure at this time if it will remain.
7. In presentation, you said the site is 13 acres – county tax records show 26 acres. What happened to the other acres?
Answer: Staff will investigate, our records and the deed indicate 13 acres. *Note: County tax records show an additional 13-acre tax parcel record that represents the life estate, but does not actually represent an additional 13 acres. The property is indeed 13 acres.*
8. If existing entrance turned into park entrance, what improvements would there be?
Answer: That is to be determined during the master plan process.
9. Where will parking be located; how much?
Answer: To be determined.
10. Will there be a caretaker?
Answer: To be determined.
11. How will horticulture elements be protected during these beginning stages?
Answer: Mrs. White currently manages the property.
12. How does decision get made to make it horticulture park without citizen involvement?
Answer: Condition of the deed conveying it to the Park Authority.
13. Will Rhododendron Society be involved?
Answer: Park Authority will manage the park; There is a role for the Rhododendron group to assist like any other friends groups.
14. Can you talk about planning and public input?
Answer: Next step is planning workshop.... We will come back to the public with design options; will do concept brainstorming at the workshop and bring back a draft master plan to public hearing.
15. How will information be provided during process? On website?
Answer: No website established yet; may be in future. Sign-up sheet begins mailing list and notifications will be provided to those on the mailing list. Adjacent property owners and civic associations are also notified. Press releases will also be provided to the media.
16. Concerned that main access could be Holloman, Sleepy Hollow to Goldsboro Road. Don't want more traffic.
Answer: Appreciate this concern. Main access point is yet to be determined.
17. Holloman and Annandale Roads are very congested. How will you plan traffic control?
Answer: Yet to be determined.
18. Intersection at Sleepy Hollow will create traffic at elementary school.
Answer: We'll look at it.
19. Is there a less congested area without as many houses to connect to for access?
Answer: Park is surrounded by residences; look at all options.
20. Fifteen or so years ago there was an effort to bring Goldsboro Road into property, but it was turned down by county; how could that change now?
Answer: Not sure, I'll have to research.

21. Since PA is already working with County Department of Transportation, what have they been tasked to do at this time? Are they giving input to what is going to be improved?
Answer: DOT has only been asked for preliminary general information on road requirements for a future park entrance without a specific location.
22. Will there be a cut through at Sleepy Hollow? Holloman? Recently put up stop signs for traffic calming and they haven't worked.
Answer: Perhaps other traffic calming measures are needed. We will look at the traffic patterns around the park.
23. Green Spring generates 125,000 people per year. If White expects that volume, it gives an idea of impacts. Plus buses for school children.
Answer: White is much smaller in scale than Green Spring – uses and access still to be determined.
24. Is there any thought at having offices on property?
Answer: There might be park support space that could include an office.
25. What kind of people will be visiting? How will this be determined? Has Mrs. White given you an idea what she would like?
Answers: Not yet determined; through planning process; horticulture resources preserved for public enjoyment.
26. Are you planning picnic area? Will it attract animals?
Answer: Not yet determined. If so, regular maintenance and operations staff will address any animal issues.
27. Picnic and BBQ areas lead to parties all night; don't want that all night long?
Answer: Understood.
28. Do we have other horticultural parks like White in the park system?
Answer: Yes, the Leven Preserve in McLean is located within a residential neighborhood on a collector road.
29. What kind of use, traffic, and visitor numbers do they have at Leven?
Answer: Trees and open areas; native species focus, rental house – in residential neighborhood.
30. How long will it be open? How do we insure it closes at dark?
Answer: Parks generally close at dark. Hours of operation will be looked at in the master plan process.
31. Will it be staffed?
Answer: Not sure yet.
32. American Horticultural Society has similar size, not tremendous. Property on GW Parkway, River Farm, historical house, that is comparable.
Answer: Yes, it is a lovely property.
33. Another model of comparison – Brookside McCrillis Gardens. Are they surrounded by homes? Entrance across from elementary school?
Answer: Yes, it is in a residential area near a school.
34. Are there other parks this size that is comparable?
There are other parks that are the same size; but different purposes and uses? Leven Preserve in McLean is comparable.
35. Would you be considering tot lots? What will be non-horticultural?
Answer: Not determined yet.

36. Ambitious plan through 2005, can you review what happens when you submit 2232 and what happens after?
Answer: Reviewed process again.
37. Use of building:
Answer: Unknown.
38. Concern about pond and safety?
Answer: It is a small pond and it is not always wet. We can't protect from all circumstances especially with nature.
39. Residents are concerned about access. What are considerations for access? Mrs. White was concerned about people being on property by pond and concerned about children on site?
Answer: We will look at all feasible options for access. Understand and appreciate the concerns about access and safety.
40. Time frame for park to open?
Answer: Mrs. White has a life estate. Park Authority will not have possession until that expires and will then have to secure funding for design, construction, operations and maintenance.
41. When can we submit comments?
Answer: Comments accepted throughout process. Reminded them of contact information in handout.

Mr. Vajda thanked attendees and staff and the meeting ended at approximately 8:40 pm.

FAIRFAX COUNTY PARK AUTHORITY

**12055 Government Center Parkway
Suite 927
Fairfax, VA 22035-1118**



TO: ALL PARTIES INTERESTED IN THE FUTURE PLANS FOR WHITE PROPERTY

FROM: Sandy Stallman, Project Manager, Planning & Development Division

SUBJECT: What we heard at the White Property Public Workshop on March 22, 2005

DATE: 03/23/05

The following pages reflect the information that has been gathered from the community at the subject workshop. If any of our notes appear out of order, please alert us to correct the record. This memo does not include email and letter comments received prior to the workshop

WHITE PROPERTY PUBLIC WORKSHOP

Held: March 22, 2005, 7:00 p.m. at Green Spring Garden Park Multi-purpose Room

Presenters:

Supervisor Penny Gross, Mason District
Frank Vajda; Park Board, Mason District
Kirk Holley, Manager, Park Planning Branch,
Sandy Stallman Project Manager,
Angie Allen, Irish Grandfield Kelly Davis, Jesse Rounds and Manjula Nandiraju, Planner II,
Jenny Pate, Trails Coordinator, Planning and Development Division; Meaghan Fellows, Bob Wharton and Chris Strand, Resource Management Division. Approximately 60 citizens attended the planning workshop.

Welcoming remarks and introductions were made by Frank Vajda, Penny Gross. Sandy Stallman made some general announcements and presented the Park Authority's Master Planning Process. Krista Schneider and Alisa Hefner from John Milner Associates presented the site's existing conditions and workshop exercise. Citizens broke into facilitated groups to provide their input on design issues and preferred future uses. A synopsis of those comments is follows.

PINK TEAM

Potential Uses

A. Residence

1. Programs/ education
2. Community Meeting Space
3. Residential Rental
4. Other Ideas
 - No Weddings
 - Events a few times a year acceptable
 - Should be open to public all of the time

B. Field Area.

1. Meadow Habitat
2. Mowed Great Lawn
3. New Gardens
4. Event Location
5. Passive Recreation
6. Open Play Area
7. Storm Water Management
8. Focal Point-Water Feature
9. Other Ideas
 - no soccer fields - use plantings to prohibit defacto use
 - no picnic areas – trash a concern
 - Fountain – not necessary

C. Utilitarian Area

1. Maintenance Area - use existing barn
2. Plant Propagation Area
3. Greenhouses – use to propagate plants from this property
4. Parking – should be eco-friendly
5. Combination
6. Other Ideas
 - Utilitarian area should be as unobtrusive as possible

D. Create a Unique Outdoor Experience

1. Perimeter accessible woodland trail with nature activity stations
2. Specialized outdoor and garden programs
3. Garden tours
4. Outdoor classroom
5. Outdoor art gallery
6. Nature focused visual amenities
7. Theme gardens
8. Other Ideas
 - No picnic

- Foot path access from all access points
- Park should be gated at night to prevent night time use

E. Gardens and Woodlands

1. Preserve, maintain and enhance these areas
2. Interpret gardens in terms of how they were developed by the White's
3. Make outdoor garden rooms with trails, pathways and connections between them
4. Add benches, other appropriate outdoor furniture, water fountains
5. Garden tours
6. Other Uses / ideas
 - No picnic areas
 - Education – signage along trails
 - What kind of trail is this
 - Frustrating to not have signs in gardens
 - School use

F. Visitor Amenities

1. Water fountain
2. Restrooms
3. Other comforts
 - a. Water stations – like golf courses have
 - b. Bio chemical restrooms as opposed to running water
 - i. Down away from house, maybe 2 of them
 - c. No vending machines
 - d. Trash cans

Access Points

Kerns Road

1. Too much grading required
2. busy road - safety issue
3. speed humps right at proposed entrance area would be a safety issue
4. would disturb quiet atmosphere of park
5. stressful access

Goldsboro Road – No Access

Horseman Road – No Access

Princess Anne & Kerns Road

1. Access from both roads would alleviate some pressure from having only one access point
 - could come in on one road and leave on the other
2. parking would be off of the Horseman road ROW and should be well buffered from adjacent residences
3. Annandale Road is a safety issue – possible traffic light @ Holloman

Other ideas / Comments

1. Not a big traffic park
2. Overflow or bus parking in utilitarian area near existing nursery area
3. Buses only on weekdays
4. Object of park is secluded any removal of buffer will affect noise
5. ADA trail through upper garden

YELLOW GROUP

Potential Uses

In general—

- ? No sports or active recreation at the site
- ? No extra buildings should be introduced
- ? Native species should be planted whenever possible
- ? Would like trails with educational/interpretive signage
- ? Park should have specific identity—native plants, rhododendron/azalea collections

A. Residence

- ? Supportive of programs and education in the house
- ? Could be supportive of a caretaker renting the house
- ? Programs/education and residential rental mutually exclusive—one or the other
- ? 50 person maximum community meeting space acceptable

B. Field Area

- ? In favor of planted meadow habitat/water habitat—wildflowers, grasses, preferably native; mowed paths through the meadow to the pond; educational signage
- ? *Should not* be mowed great lawn—would encourage sports and picnicking
- ? Opposed to event location
- ? Passive recreation acceptable—should provide trails and benches
- ? Opposed to open play area and picnic area
- ? Would need more information to evaluate stormwater management—maybe combined with water feature?

C. Utilitarian Area

- ? Suitable for maintenance uses—should retrofit existing building and not add additional structures
- ? Plant propagation and greenhouses acceptable—greenhouse on north side
- ? Should consider topography and viewshed to neighbors to south of site—vegetative buffering will not shield views from south because of topo
- ? Barn could house restroom facilities

D. Create Unique Outdoor Experience

- ? Supportive of trail that goes through all the outdoor garden “rooms” of the site with interpretive signage—does not have to just along the perimeter

- ? Unsure what nature activity stations would be or how they would work
- ? In favor of specialized outdoor garden programs, if on a reasonable scale, and garden tours during peak bloom
- ? Visual amenities should be interpretive only
- ? No picnicking—trash, attract animals

E. Gardens and Woodlands

- ? Strong support for preserving/maintaining gardens, interpretation of gardens, making outdoor rooms with trails, and providing a limited amount of outdoor furniture
- ? Garden tours acceptable on a reasonable scale
- ? No picnic areas

F. Visitor Amenities—User Comfort

- ? Water fountain should be provided near the house
- ? Restrooms should be indoor and closed at night, no portable restrooms, could be located in existing barn or house

Design Elements

- ? No pedestrian access to site
- ? Vehicular access should be looped from Princess Anne and Rolfs along the Hawthorne R.O.W.
- ? Bus parking along Hawthorne ROW
- ? 30 parking spaces should be broken into 2 smaller lots—one to the north and the other to the south
- ? Impact on residences to the south should be considered—viewshed analysis to consider effect of topography on location of lots
- ? ADA parking should be located at the house

Would like to have another workshop meeting

GREEN GROUP

Major emphasis: Develop park as Mrs. White would like it to be – horticultural and neighborhood only – mostly agreed that the site should be used much as it is today – garden clubs, other gardeners, local community

Facility use

Residence –

- programs and education and community meeting events – compatible with the horticultural theme – no weddings, outside groups, etc.
- Rental – possibly for a park or county employee as caretaker – split decision – some opposition

Field area and pond –

- Meadow and water habitats, passive recreation and storm water management – no active use, no introduced features (NO fountain or picnic area) – no additional gardens

Utilitarian Area

- Use as maintenance area and plant propagation – don't need more greenhouses or parking in this location

Create unique outdoor experience

- Interior loop (through the woods), unpaved interpretive trail
- Outdoor garden programs
- Small nature-focused amenities

Gardens and woodlands

- Preserve and enhance
- Interpret gardens as in White's time
- Benches, drinking fountains

Visitor amenities

- Drinking fountain, benches, restrooms

Idea: Use second floor of barn for programs, such as Cub Scout groups, etc.

Design Concerns

Entrance – agreement to use Princess Anne or Rolfs – possible pedestrian entrance on Goldsboro
Disagreement about location of parking – thoughts included a wish to make the parking smaller, but concerns that a smaller lot would not be sufficient for the meetings...one group member was determined to have the parking located in the interior of the site – generally others disagreed, but were unable to come to a consensus about location since we also couldn't agree which entrance would be best.

BLUE GROUP

1. Support Caretaker Residence, Educational Programs, and Horticultural Research in/and around the Residence. Oppose event rental, community meeting space, and residential rental.
2. Support Meadow or lawn use in the field area and passive uses (trails). Oppose picnicking.
3. Support maintenance functions, plant propagation, greenhouses and parking in the utilitarian area. Should also consider barn as a historic structure if appropriate and use for minor museum display/education.
4. Support perimeter loop trail, specialized horticultural programs, garden tours and theme gardens. Oppose picnic areas.
5. Preserve, protect, and enhance gardens and woodlands with pathways and "outdoor rooms." Possible benches but no other outdoor features.
6. Support restrooms and possibly a drinking fountain. Oppose vending machines and other amenities.
7. Prefer one single vehicular entrance at either Kerns, Princess Anne, or Rolf (with possible loop between Rolf and Princess Anne). Parking should be either along Hawthorn Right-of-way or somewhere in the area west of the Utilitarian area.

8. For maintenance needs, either use existing structures in the Utilitarian Area or locate a new one there. Do view-shed analysis to determine impacts of possible parking areas and/or new maintenance structure.
9. Half the group was concerned about safety issues of having additional pedestrian entrances and therefore did not want them. The other half of the group wanted to have additional pedestrian accesses.

BROWN GROUP

Potential Uses

Residence: Acceptable uses

Horticultural Research library and lab

Porch has excellent views of gardens and is appealing for small gatherings and meetings with a horticultural purpose.

Program space

Residential rental if associated with horticultural purpose/caretaker

Art gallery/artists inspiration

Field Area

General consensus was to keep it natural with meadow, lawn or gardens; open play area with limitations (*i.e.*, not for pick-up sports/games); perhaps a couple of picnic tables around perimeter but not on field, but there were concerns about maintenance and trash, no fountain or events or water features except in existing pond area.

Utilitarian Area – The group felt that this area was appropriate for the uses listed (maintenance, plant propagation, greenhouses, and/or parking) In addition, the barn could be used for art or farming displays, programs and classes. Do programs that appeal to teens.

Unique outdoor experience

The group liked the idea of the perimeter woodland trail with nature activity stations. Garden tours and an outdoor classroom are appropriate. An idea was offered to allow artists to come and set up easels and paint the landscape. No sculpture garden. Leave it as intended by the Whites.

Gardens and Woodlands – The group supported the preservation, maintenance and enhancement of these areas. Pathway connections are appropriate. Benches and other outdoor furniture are desirable. It was suggested that a natural rock form be used for seats/benches.

Visitor Amenities – Water fountains and restrooms are necessary.

Design Elements

The group wanted to place the parking first and preferred the elongated parking lot configuration. After much discussion, the parking lot was placed south of the barn. Rolfs Road was selected as the preferred entrance point. Connecting the entrance to the parking area would

be a road that traverses east from Rolfs to the designated parking area. This area has fewer horticultural resources that would be disturbed and the parking would be in the utilitarian area which will also allow for overflow parking directly adjacent. While several options were discussed, a consensus was not reached concerning a pedestrian entrance primarily due to security, protection and safety concerns.

After the groups completed their work sessions the citizens reconvened and the staff facilitators reported a general summary of each group's input to all in attendance. At the completion of the reporting, Sandy thanked the citizens for their ideas and explained that a meeting and input summary will be published soon on the Fairfax County Park Authority website. She again thanked the citizens for attending and working with the Park Authority on this important project. The workshop was adjourned.

**White Horticultural Park
Public Workshop Summary
July 21, 2005 at 7:00 p.m.
JEB Stuart High School**

- I. Welcoming Remarks and Introductions** were made by Judy Pedersen, Public Information Officer, FCPA and Frank Vajda, Mason District, Park Authority Board Representative.
Introductions included the following FCPA Board members: Harry Glasgow, At Large, Ed Batten, Lee District, Joanne Malone, Providence District, Georgette Kohler, At Large, George Lovelace, At Large and Gil McCutcheon, Mount Vernon District. Lynn Tadlock, Director of Planning and Development and Sandy Stallman, Project Manager, were also introduced.
- II. Staff Presentation** – Sandy Stallman presented a Power Point presentation that included information about the planning process, a site overview, alternative use concepts and access alternatives information.
- III. Small Group Workshops** – Following the presentations, attendees were assigned to 13 small groups and participated in facilitated group discussions concerning the pros and cons of the alternative use concepts presented and five entrance options. Participants were provided with handouts with information about the alternative concepts and entrance options.
- IV. Workshop Reports** – A citizen member of each of the 13 small groups recorded the groups input on a summary sheet and another member of each group reported their groups input.
- V.** In general, most groups supported Concept 1 that proposes minimal change to the site with some elements from Concept 2 such as a perimeter trail and added gardens. Most groups favored having a caretaker on site and some groups favored providing limited public program space and/or meeting space in the residence. There were mixed reports on whether public restrooms should be provided and two groups suggested “green” restrooms. The kiosk in Concept 1 was generally favored over the orientation building in Concept 2 and suggestions were made to review its location as to not interrupt the views. Concept 3 was rejected as too much activity, change and development.

Other suggestions included: add school/educational programs; restore and publicly use the barn; provide community input for kiosk design; allow dogs/don't allow dogs; get rid of pond, enhance the pond, expand and stock the pond; parking should be central, place multiple smaller parking areas at entrances, pedestrian-only park, gravel parking lots; use a phased use approach; consider park lighting impacts and noise impacts; limit public access hours. Garden suggestions included expand gardens with specialty plants, do organic gardening; provide native tree arboretum in meadow, use

woodlands as bird sanctuary, preserve galax, upgrade gardens, gardens can be added or expanded anywhere on the site

The groups were asked to discuss the pros and cons of each alternative and choose a first and second preference for the vehicle access location and to identify pedestrian access locations. Some groups reached a consensus, some had tie votes and others could not agree. The top two preferences included Kerns Road and Goldsboro Court with Princess Anne receiving some preference. Most groups agreed that pedestrian access should be provided in at least 3 or 4 locations with some groups favoring pedestrian access at all five locations. Many groups did not have time to place a preferred parking lot location, but those that did placed a small lot cut out on the maps near the preferred vehicle entrance.

VI. Wrap –up and Closing Remarks– Judy Pedersen closed the meeting by thanking citizens for attending and actively participating in the process. As the Master Plan is developed over the next few months, the public input received at the meeting will be considered along with site conditions, horticultural, natural and cultural resource impacts, site management, park operation and design issues.

VII. Next steps were summarized and include:

- Completion of the Horticultural Landscape Report by the consultants;
- Staff will draft and publish the Master Plan;
- Hold a Public Hearing in the fall followed by a 30-day comment period; and
- Park Authority Board Approval Consideration.

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GOLDSBORO RD Residents		Various Dates	mail	Access	Oppose Goldsboro Rd. entrance signed petitions.
PETITIONS		Various Dates	mail	Access	Oppose Kerns Road entrance signed petitions
KERNS RD. Residents					
PETITIONS	Michael G.	01/23/06	letter	Contract	To M. Bruen, Bowman Consulting. Execute three originals Entrance and Parking Analysis and return to FCPA/S. Fear
Bruen,	Whitney	01/07/06	letter	Access	The Northern Virginia Conservation Trust supports Goldsboro Road as entrance.
Bailey, Director	Chris	12/29/05	email	Information Request	Request copy of Comment Log
NVCT	Andrew	12/20/05	email	Information Request	Letter to Mr. Vajda requesting information for Boy Scout project to study current, local issue
Delta,	Lawrence	12/19/05	email	Information Request	Have not received any information for months. Did not receive F. Vajda email update. Send revised timetable.
Pierce,	Brenda	12/16/05	email	access	Sleepy Hollow Elementary School principal opposed Goldsboro as entrance because no traffic light is proposed for Sleepy Hollow & Goldsboro; favor VDOT study to take a look at possibility of light. Favor pedestrian access point from Goldsboro.
Smonekey,					Send update on outcome of the split strip on Goldsboro Rd. from OCA.
Straker,	Neal	12/14/05	email	Information Request	Has FCPA created a report detailing public comments? If so, please email to me.
Straker,	Neal	12/14/05	email	Information Request	Letters from civic associations to FCPA. Also requested updated log.
Delta,	Chris	12/12/05		Information Request	Resident of Kennedy Lane. Pass on to VDOT safety issues and suggestions re: Sleepy Hollow Rd from Kennedy Ln.
Pirrog,	Ellen	12/12/05	email	Safety/Security	Attached are copies of the 12/9 documents mentioned to be submitted to VDOT. A third doc. From VDOT to FC Transportation is attached.
Straker,	Neal	12/11/05	email	Safety/Security	Letter on behalf of Mr. and Mrs. L. Pierce, Goldsboro residents who are concerned that FCPA is considering asking Board to permit use of Goldsboro Rd. for primary access and request this be removed as an option.
Baskin, Jr.	William M.	12/09/05	mail	Access & Uses	Attorney for Pierces on Goldsboro. Request that consideration of Goldsboro be removed from options and if not, that he be notified of all further meetings and hearings.
Baskin	William M., Jr.	12/09/05	mail	Access	Thank you for copy of FCPA VDOT safety evaluation request. A concern is SHES Principal letter that was part of the safety request. It does not accurately present facts. FCPA should provide VDOT with FCPS safety opinion. Mrs. Kory's email to the Terhunes, and the Terhune's email 12/7 to be fair.
Straker,	Neal	12/09/05	email	Safety/Security	Information from meeting with other groups. Also requested updated log.
Straker,	Neal	12/08/05		Information Request	
Terhune,	Mary	12/07/05	email	Safety/Security	Copy of email (12/6/05) sent from K. Kory, Mason District. FCPS to M. Terhune concerning SHES principal letter on welfare of students. Kory formally requested FCPS for their opinion on safety issues and received a reply that a particular park entrance route would not affect safety of students. Copy of letter to Rowland, SHES from Terhune.
Terhune,	Mary & Hank	12/06/05	email	Safety/Security	Ltr. To C. Rowland, SHES principal from Terhune re: bias and unfounded on Goldsboro and entrances safety issues. Copy to K. Kory; Kory forwarded to Asst. Sup. For Cluster III. Replied to Terhunes. M. Terhune copied Kory email to FCPA/Vajda.

				Request Info.	Please provide detail information about scope of work being performed by the county and VDOT.
Straker,	Neal	11/30/05	email	Report	Is landscape report done? What company/agency is doing study?
Delta,	Chris	11/28/05	email	Safety/Security	Copy of email sent on November 9th.
Straker,	Neal	11/28/05	email	Safety/Security	I oppose Goldsboro Rd. entrance due to increase traffic and SHES student safety.
Pappas,	Walter	11/24/05	email	Mail List	Send notice of future meetings.
Callahan,	Renee	11/21/05	email	Access	Kerns Rd. concerns: impact driving, eminent domain issues, environmental, condemnation of private property of 1-3 neighbors, hazardress for cars/pedestrians, waste tax dollars. The FCPA should get an outside expert to prepare a report on costs and options.
Morris,	Margie	11/21/05	letter	Support Park	Thanks for coming to neighborhood meeting; support park, it is a good thing for our community
Delta,	Chris	11/17/05	email	Meeting	Thank you for coming to last night's meeting.
Turro,	Maria	11/15/05	email	Meeting	Email to F. Vajda, Sleepy Hollow Park residents meetings, clarification on attorney at meeting, he apparently does not favor Kerns Rd. This is his opinion and not Goldsboro Rd. residents.
Turro,	John	11/15/05	email	Mail List	The Kerns Rd and area residents in the attached spreadsheet would like to be added to parkmail ref: White Park.
Reinsdorf,	Marie	11/13/05	email	Access	Uphold 1988 abandonment - Goldsboro Road is not open for access.
Schumacher	C.J.	11/10/05	email	Access	10/28/05 meeting summary re: potential entrances discussed. Traffic issues: VDOT road requirements.
Carpenter,	Dick & Susan	11/09/05	email	Board Meeting	Email to F. Vajda, Request copy of Board information packet to be distributed at meeting.
Straker,	Neal	11/09/05	email	Safety/Security	Copy of Washington Post article and petition distributed by Goldsboro Rd. residents during polling at SHES re: safety of children. All residents/children deserve equal attention regarding safety, etc.
Straker,	Neal & Alice	11/09/05	email	Access	Letter to PAB Members 11/7/05 re: Goldsboro Rd. abandonment should be upheld. Four other options available particularly Kerns Rd. would not disrupt and provide police patrols. Attached Order of Abandonment of a Portion of Goldsboro Rd.
Turro,	John	11/09/05	letter	Request Info.	Request copy of letter sent to FCPA from P. Gross in spring 2005.
Sherman,	Paula	11/04/05	email	Access	Fairfax Office of Transportation solicited VDOT, DPW, DEM, FCPA, etc. VDOT it. only one opposed. Reiterate Goldsboro Abandonment was a public process that Goldsboro neighbors participated.
Delta,	Christine A.	11/03/05	FedEx Ltr	Information Request	Request copy of current log of responses FCPA has received and copy of Supervisor Gross letter sent to L. Tadlock reference 1988 abandonment issue.
Delta,	Chris	11/02/05	email	7/21 Workshop	I plan to attend information session on Green Springs Gardens and would like to circulate a sign up sheet for joining a "Friends of the J&M White Garden."
Corrette,	Daniel C.	11/01/05	email	Access	Response to F. Vajda Parkmail. Workshops not open debate. Goldsboro Rd. should not in MP unless Board opens it. Majority of people at 7/21 workshop were not from neighborhoods directly involved. What is dollar amt. for entrances. Concerned for Goldsboro Rd. safety and traffic. Kerns Rd. best.
Gordon,	George	11/01/05	email	Access	Attached to 11/1 email to F. Vajda, Sleepy Hollow Rd. traffic has increased over years; Metro buses added. Safety concerns particularly where SHR and Goldsboro Rd. meet. Code of VA and PA Handbook Policy noted. Princess Anne Rd. or Rolfs Rd. safer.
Holmes,	Kathleen	10/31/05	letter	Information Request	Remain interested in reviewing copy of consultant's report when available and a copy of the contract between FCPA and/or the County and the consultant.

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Straker,	Neal	10/31/05	letter	Access	Ltr. To F. Vajda cc. SS. Transportation issues and negative horticultural impact if entrance at Princess Ann or Horseman chosen. FCPA experience w/Pine Ridge Park seems similar to our situation.
Delta,	George B.	10/24/05	mail to F. Vajda	Access	Meeting with F. Vajda 9/29/05 re: Goldsboro Rd. entrance. FCPA downplays 1988 abandonment issue. FCPA determined to designate Goldsboro Rd. as main entrance from beginning. Belatedly looked at Sleepy Hollow School safety issues. Believe Kerns Rd. best option. Goldsboro Rd. last.
Turno,	John	10/16/05	hand delivered letter	Access/Security	Confidential letter to F. Vajda. Subsequent public info. release by J. Turno. Emailed to FCPA 11/12. Ref: Request access denied to Goldsboro due to traffic and safety concerns especially since police won't patrol regularly. Urge Kerns Road: less impact, police patrol, prior knowledge of impact by residents.
Delta,	Chris	10/14/05	email	Safety/Security	Entrance should be off Kerns. Police already patrol Kerns. Police indicate Goldsboro less likely to be patrolled. Safety concerns around school area.
Parkmail		10/14/05	email F. Vajda	Planning Process	to White Horticultural Park email list. Update of plan status and proposed next steps.
Straker,	Neal	10/14/05	mail	7/21 Workshop	Response on oral and written reports differ. Written reports were to be used as the group's input. Workshop to gain public input on M/P. Summary on website. Copies of written reports, etc. mailed. Formal public hearing coming. Following hearing comments rec'd for 30 days will be with Board pkg.
Comette,	Daniel C.	10/13/05	email	Planned Events	Friends of the White Horticultural Garden invitation to 10/26/05 "Landscaping in the Shady Garden" and 10/29/05 "Clean up Mrs. White's Garden."
Colner,	Melvin	10/13/05	email	Safety/Security	FCPA stated no park fences/gates although many access points. Safety concerns. See 10/1 press release.
Straker	Neal & Alice	10/13/05	email	Information request	FCPA Board committees & members, planning processes & master plan procedure
Bodeen,	Virgil	10/11/05	email	Access	Goldsboro Rd. best option - no need to widen, convenient to Sleepy Hollow Rd. Princess Anne Rd. requires widening and improvements.
Black,	Harold P. & Fay	10/04/05	email	Access	FCPA needs to seek reversal of abandonment of 1988 ruling by Board before considers it as a potential entrance. If reversed FCPA needs to then canvass neighbors on an unbiased manner.
Turno,	John	10/04/05	email	Access	Direct question: "Do you, in fact, think that you have such a 'clear and compelling reason' to attempt to open a hearing?" If so, bring it out into the open.
Gregory,	Carlyle	10/03/05	mail	7/21 Workshop	Park Authority bias; did not report accurately that all groups oppose Princess Anne as entrance. Provided background on 1988 abandonment. Workshop participants from out of area
Turno,	John	10/02/05	email	Cleanup	There is consensus that work done almost exclusively at Goldsboro entrance seems coincidental since FCPA is most interested in that entrance.
Turno,	Maria	09/30/05	email	Cleanup	Request to F. Vajda to investigate clean up work
Gordon,	George & Patricia	09/29/05	email	Access	Safety concerns for Goldsboro Rd. particularly Sleepy Hollow Rd and Goldsboro at school area. 1988 Board approved abandonment of land connecting Goldsboro Rd and White property due to safety. Princess Anne and Rolfs Rd or Kerns Rd. better choice and safer.
Delta,	Chris	09/28/05	email	Access	Response regarding FCPA comments to J. Turno. FCPA has not been fair, previously chosen Goldsboro, barely mentions abandonment issue.
Turno,	John	09/28/05	email	Access	P. Gross has said she does not see any compelling reason to hold a public hearing on abandonment issue. Do you think you have a clear and compelling reason? You do not have authority to veto decisions if you disagree. FCPA design parts nothing more.

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Turro,	Maria	09/28/05	email to Mason BOSS	Activity	Work was done on White property at the end of Goldsboro Rd. workers told me they are working at FCPA instructions. Someone in FCPA authorized. I am requesting investigation.
Landon,	Denise	09/27/05	email	Access	Email to M. Kane, Supervisor. P. Gross, said that Goldsboro Rd. would not be considered as entrance due to 1988 promise unless FCPA authorized another hearing. FCPA stated public hearing not in our authority. FCPA maps (eastern woodlands) end of Goldsboro incorrect. Needless environment destruction if Princess Anne, Rolfs and Kerns Rd. become entrances.
Turro,	Maria	09/27/05	email	Access	Unclear why Goldsboro Rd. being considered as entrance since it ends in legal abandonment and cannot be opened to traffic.
Turro,	Maria	09/27/05	email	Access	Rephrase question: "If Goldsboro Road has been legally closed by action of County government, how was it offered as an option for White Park entrance from the beginning?"
Turro,	John	09/27/05	email	Access	FCPA does not have obligation to examine all options including revisiting a final decision made by our duly elected government. FCPA is not elected officials. The law states Goldsboro Rd. is abandoned.
Delta,	Chris	09/26/05	email	Access	We have heard that FCPA has chosen Goldsboro and Kerns. Throughout process FCPA has ignored abandonment and safety issues at SHES and Goldsboro.
Mason,	James L.	09/26/05	email	7/21 Workshop	Assembly consensus was for Goldsboro Rd. afterwards record changed and some lost. County and state dept. planned for Goldsboro Rd. entrance thirty years ago. Goldsboro Rd. does not need to be widened; less costly, less trees destroyed.
Straker,	Neal	09/26/05	email	7/21 Workshop	Citizen's input not on website. Summary does not reflect reporters input. Maps/site plans not important only group reporter documentation is the consensus. Several uses for Park in summary were not presented in workshop. Top two entrances are misrepresented. Citizens comments at end of workshop should not be accepted. Statement that Goldsboro Rd. abandonment is not within FCPA authority is misleading. Cost study not done.
Cotner,	Melvin	09/25/05	email	Traffic Conditions	Traffic at Goldsboro Rd./Sleepy Hollow intersection very heavy 7 days a week. Is VDOT and police involved in planning?
Delta,	Chris	09/23/05	email	Safety/Security	Studies have not been done on Goldsboro Rd. traffic/safety; failure to do study may result in "constituting intentional... negligence within... VA Code.... Board must overturn the 1988 abandonment before" FCPA can consider Goldsboro as alternate entrance.
Turro,	Maria	09/19/05	email	Activity	I do not have names of workers. They said, they are in Mrs White's employ. That it is not routine maintenance. They are working under FCPA directive.
Turro,	Maria	09/19/05	email	Activity	I suggest you or Mr. Veda ask around your dept. to find out who authorized this major site work.
Amaddo,	Shelley	09/18/05	email	Access	Disagree with Princess Anne Lane as entrance. Public meeting into mishandled. Why more concern for Goldsboro residents? Why refusal to hear abandonment issue?
Delta,	Chris	09/16/05	email	Access	Questions: If MP recommends Concept One can it be changed later? Were any studies done on current Goldsboro/SHES traffic? FCPA would "contravene the legislative process and break the promises made to Goldsboro residents in 1988 by Board if Goldsboro chosen.
Mason,	James	09/16/05	email	7/21 Workshop	Workshop consensus was overwhelmingly for Goldsboro Rd. Record of workshop changed/lost. Goldsboro Rd. does not need to be changed (less cost, loss of trees reduced).
Turro,	Maria	09/16/05	email	Activity	Why is FCPA clearing out all brush, bushes, etc. at the end of Goldsboro Rd.?
Turro,	Maria	09/16/05	email	Activity	I spoke to workers and while they are employed by Mrs. White, workers said it is at the behest of FCPA.
Landon,	Denise	09/15/05	email	Information Request	Request copies of any records related to the group workshop.
Straker,	Neal	09/15/05	email	Information request	I am requesting copies of any records related to the workshop and/or notes for each member of each group.

Terfune,	Mary	09/15/05	email	7/21 Workshop	Thank you for response. I found the link and read the summary sheets. It seems to me that there is a preference for Kerns Rd. or Goldsboro Rd. What is the next step in the process?
Gilmore,	Belth	09/14/05	email	7/21 Workshop	FCPA website results of workshop not accurate. Goldsboro Rd. was first choice. It is already wide enough for emergency and regular traffic and it is least expensive.
Landon,	Denise	09/14/05	email	7/21 Workshop	Why are there discrepancies between the results presented publicly and the summary? I am interested in any cost and traffic analysis that has been conducted.
Stephens,	Dennis	09/14/05	email	Response to D. Landon Email 9/13/05	"This was a county run, public meeting and was run by their rules." "I want a full investigation."
Stephens,	Charlie, Carrie, Hazel, Mary, Lacy, Dixie	09/14/05	email	7/21 Workshop	Outcome of workshop clearly showed Goldsboro Rd. as entrance. Posted report different. Public hearing needed on abandonment issue. Explanation of 7/21 outcome. Response from public official.
Terfune,	Mary	09/14/05	email	7/21 Workshop	Reporting section of the workshop showed a preference for entrance. Facts not reported accurately. Request copies of reports.
Landon,	Denise	09/13/05	email to nstraker (see D. Stephens)	7/21 Workshop	Memo to "Neighbors" noting online summary of workshop has discrepancies due to "after the meeting private, anonymous individuals said group reporters had stated in public was false." Request copies reporting done by participants. Request an additional public workshop be held.
Cotner,	Melvin	09/12/05	email	Safety/Security	Safety and Security should be principal concern in the planning from outset. Personal experience noted.
Rowland, Principal	Craig	09/12/05	mail	Access	Sleepy Hollow Elem. School - Oppose Goldsboro Rd entrance due to safety (increase traffic and nearby school bus ramp). Keep school informed of future hearings.
SHES	Denise	09/10/05	email	7/21 Workshop	Rec'd list of participants; need worksheets. Requested additional workshop ref. White Park.
Landon,	Denise	09/09/05	letter	7/21 Workshop	Letter to F. Vadja. Report on website does not portray meeting accurately. Supervisor Gross influences FCPA staff. Plead that Board open a petition for Goldsboro Rd. be entrance.
Conlon,	Dennis	09/07/05	email	Access	FCPA considering Horseman Lane as entrance?
Stone,	Jeffery	09/02/05	email	7/21 Workshop	Upset over FCPA taking into consideration verbal comments after workshop. Feel FCPA just going through the motions.
Pratt,	Deirdre	08/29/05	email	7/21 Workshop	I attended meeting and was impressed with FCPA organization. It looks like majority of people on same page. When will hearing be on the spite strip at end of Goldsboro?
Stone,	Jeffery	08/29/05	email	7/21 Workshop	Thank you for responding to my email. Will the master plan hearing be separate hearing from Goldsboro Rd. access hearing?
Stone,	Jeffery	08/28/05	email	Meeting	I was wondering when the FCPA hearing to remove spite strip at the end of Goldsboro Rd. would be. I would like to attend.
Straker,	Neal & Alice	08/28/05	email	7/21 Workshop	Email to HRVCA. Summary misrepresented; park should be kept for minimal use. Goldsboro Rd entrance preferred. FCPA will complete MP late Fall '05. Only group consensus was recorded not personal opinion per instructions which after meeting personal opinions appear to count.
Conlon,	Dennis	08/28/05	email	7/21 Workshop	Concern with summary on website that top two preferences are Kerns Rd. and Goldsboro Ct with Princess Anne receiving some - the actual first place. Top preference was Goldsboro.
Landon,	Denise	08/26/05	email #1	7/21 Workshop	I was recorder and reporter for my group and took notes of other groups findings. FCPA summary contains incorrect info. Showing preference for Kerns Rd. and Goldsboro Rd. My records show preference for Goldsboro Rd. only. Request list of attendees and reports sheets.

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Landon,	Denise	08/26/05	email #3	7/21 Workshop	I am stating what I heard, recorded, and what others recorded at the workshop. This was not innuendo.
Landon,	Denise	08/26/05	email #5	7/21 Workshop	Throughout the planning and development process of the park I have been disappointed by many FCPA statements and actions.
Landon,	Denise	08/26/05	email #7	7/21 Workshop	Public record changed after workshop due to private conversations. Request another public workshop regarding issues from first meeting. Neighbor will come by to pick up copies of record.
Landon,	Denise	08/26/05	email	7/21 Workshop	Strong exception to census in Summary. Majority prefer Goldsboro. Request two items to be mailed/emailed. P. Gross says will not relinquishing strip at end of Goldsboro Rd. unless compelling reason.
Cornette,	Daniel C.	08/16/05	mail	7/21 Workshop	Support to expand gardens, public facilities, restore sunroom, barn, greenhouse for ed. Programs, install unstaffed visitor info. kiosk.
Colner,	Melvin	08/15/05	email	7/21 Workshop	Some concerns not addressed at workshop ref. security, traffic patterns, role of VDOT, final decisions.
Delta,	Chris	08/08/05	email	Office Visit	Reviewed FCPA correspondence and draft of comments. Suggest adding several letters from other people (SHES Principal and Anonymous letter). Attached
Turo,	John	08/01/05	mail	Access	Oppose Goldsboro Rd entrance due to 1988 decision. 7/21 meeting participants were misinformed and unaware of history. Copy of letter to Post attached.
Gordon,	George & Patricia	07/29/05	mail	7/21 Workshop & Access	Thought the meeting was unfair, biased...unfair that people attended who do not live in the area, are not directly impacted...Park Authority controlled meeting, no time for questions, comments...unfair that neighbors are responsible for security...understanding that Princess Anne is to be widened for emergency use, makes sense to make as entrance...Park Authority needs to reexamine its methods for making decisions
Pierce,	Lawrence	07/29/05	email	Thank You	Thank you for providing the package of information and letters regarding the White Hort. Park project...informative afternoon...would appreciate obtaining copies of the correspondence received by the Park Authority...would be interested in learning more about the "consultant's" report on access points, any materials/directives by VDOT, results of survey of White property...will prepare and forward comments regarding 7/21 workshop
Rogers,	Beverly H.	07/26/05	email	7/21 Workshop	Submit input...unable to attend the workshop...situation is similar to McCillis Garden...adequate staffing...primary purpose of White should be adult Education for homeowners of the county...how-to education...thank you...look forward to volunteering
Sarson,	Keith	07/25/05	email	Request Info.	When is information from meeting that Park Service used going to be available? Attached is grid from group reports.
Kiley,	Clare	07/24/05	email	7/21 Workshop	I thought the meeting was extremely well organized. I got a sense of people being at ease with whole process. Couple of notes: Because there were so many people, my group had trouble hearing. Group had trouble evaluating the maps on table. Group wanted more time to discuss options.
Tertune,	Hank & Mary	07/21/05	email	7/21 Workshop	Letter stated opinion on access entrance, parking lots, uses because they were unable to attend the meeting. Keep well being of community - park purpose, tree preservation, traffic, mapquest route cuts through local streets, use: no gatherings, school trips/programs, no tour groups, no picnic, restrooms or water fountains, minimize parking, close @ dusk

Wright, Bill	07/21/05	comment box		Consideration for visitor safety, i.e. ADA rules, public restrooms were not well addressed...general "hort" activities not well covered...property maintenance, i.e. barn rehab, house rehab
Yacovissi, Ginny	07/21/05	mailed	Uses	The emphasis at White Hort. Park should be horticulture...ideas of what to do for the gardens and meadow. Including is a copy of questions FCPA asked community and each question is filled out
Kaufman, Stephen & Roberta	07/19/05	mailed	Access	Goldsboro Rd has the greatest number of homes and children than any of the other proposed routes into the White property...terrible threat to safety of children...request that you do not use Goldsboro Rd as an entry
Landon, Denise	07/19/05	email	Information Request	Why does FCPA feel the need to move so quickly on master plan? Request copy of portion of original sale and agreement where Mrs. White makes request to see the master plan.
Boland, Frank	07/18/05	email	Access	Favor Goldsboro Rd. entrance. Sleepy Hollow is already busy street, park attendance would be relatively minor.
Parkmail	07/18/05	email	Questions	To White Horticultural Park email list. Attached list of frequently asked questions. We hope you will be able to attend 7/21 workshop.
Sanson, Keith	07/18/05	email	Access	Post article forwarded ref. "Park Entrance Planning Puts Neighborhood at Odds," unfairly sides with Goldsboro." Infrastructure is in place for Goldsboro. There is a traffic light at Kerns, etc. Main opposition for Goldsboro from P. Gross.
Straker, Neal	07/18/05	email	Washington Post	Letter to the Washington Post stating essential points which escaped proper attention. Cutting of trees, Penny Gross, ADA, public hearing for Goldsboro Rd restriction.
Concerned Citizen	07/17/05	mail	Access	Anonymous letter to FCPA approve Goldsboro Rd entrance or even Kerns Rd. due to expense and impact of other entrances under consideration.
Concerned Fairfax County Family	07/17/05	mail	Access	Seems unfair/unnecessary to spend taxpayers dollars to widen roads when Goldsboro Rd provides easy access. It is important that parking is completely within the park and there should be only one entrance.
Hamilton, Adrienne & Jeff	07/15/05	email	Access	Email to P. Gross. Concerned that you have publicly sided with residents of one street over another. We urge you to put Goldsboro Rd. back on the table as an entrance option.
Bodeen, Virgil	07/14/05	email	Access	Input on decisions - support Goldsboro Rd. as entrance.
DeGast, H. G.	07/14/05	email	Access	Expense of widening streets better applied to Kerns. The alignment of Hawthorne to Kerns should be reinstated. Turnoff lane from Kerns Rd. going east could be an on-site parking area.
Lytle, Shirley	07/14/05	mail	Access	Does not live in any of the neighborhoods surrounding the park area...list of pros and cons: basically states Goldsboro Rd should be used
Pierce, Lawrence & Arlene	07/14/05	mailed	Access & Uses	In the absence of a specific plan it is impossible to fully address such issues as entrances & park facilities. Suggested that any plans presented at the July 21st meeting be more specific in detail...issue of entrances...issue of purpose of park...issue of security.
Pierce, Lawrence	07/14/05	email	White Park	same as above
Sherman, Michael & Paula	07/14/05	email	Access	Oppose Goldsboro Rd. as traffic entrance due to traffic, safety (SHES), cut thru issues. Approve Goldsboro Rd. pedestrian access point.
Delta, George B.	07/13/05	mail	Access	Keen interest on the planning of the Park, the activities that will be permitted there and the entrance to it...the Fairfax Board of Supervisors voted to abandon the 5-foot strip of land where Goldsboro Rd ends...watched a videotaped copy of the hearing and vote...explanation of why the strip should still be abandoned, why Goldsboro rd should not be an entrance...urge the Park Authority to honor the promises that the Fairfax County Board of Supervisors made
Straker, Neal	07/11/05	email	7/21 Workshop	Follow up email to 7/05 email...Community does have questions and hopeful that responses will answer some of our concerns...list of questions
Straker, Neal	07/11/05	email	Access	Attachment of a VDOT letter to Fairfax County Depart. Of Transportation...mentions the videotape of the hearing and offers to send a copy

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				Access	
Venskys	James E. & Diana G.	07/11/05	mailed		To Ms. Gross: Writing regarding the upcoming planning workshop for the White Hort. Park. Trust statements that Goldsboro Rd will not be the vehicle access to the park.
Landon,	Denise	07/08/05	email	7/21 Workshop	Concerned about the matrix to be presented of each potential entrance site... past map did not accurately depict the property... request that a copy of the VDOT prepared report be mailed before the 7/21 meeting
Kerns Road	Residents of	07/07/05	mail	27 Signed Petitions	People of Kerns Road Neighborhood Association... request that the entrance to the Park not be built on Kerns Rd... 27
Straker,	Neal	07/05/05	email	Meeting	Sending this e-mail to you to follow up on one of our previous conversations. We had discussed meeting in advance of the next public meeting to review the draft of the presentation that will be exhibited on 7/21... take this opportunity to set up an appt. for us to review & discuss the agenda items & the presentation.
Terhune,	Mary	07/02/05	email	Signs	Thank you for your prompt response, both in email and in sign placement.
Terhune,	Mary	06/28/05	email	Signs	I have noticed only a few signs posted about the meeting. The only one that is appropriately displayed is the sign on Princess Anne. Where are signs for Horseman and Rolfs? I think all affected people should be notified.
Weinberger,	Karen & Michael	06/28/05	mailed	Access	Former resident of Goldsboro Rd, strongly oppose using Goldsboro Rd as the entrance... explanation of the reasons why Goldsboro Rd should not be used... signed petition already included with others
Bast,	Albert J. Jr.	06/26/05	email	Access	Voice opposition to potential use of neighborhood st. as cut through (Goldsboro rd). Tax paying resident and have seen what occurs to residential st... residents of our small neighborhood have paid higher than area average property taxes over the years... permitting public traffic would diminish value... Park would attract curiosity viewing, security is of extreme concern. Most ideal road is Kerns rd.
Straker,	Neal	06/25/05	email	Signage	Find fault with the FCPA for not acting on neighborhood concerns for FCPA public meeting notification billboards/signs through our community... Like to suggest that the notification signs be at... (names streets)
Colner,	Melvin & Clara	06/24/05	email	Access	Question the consideration of Goldsboro Rd as entrance... Goldsboro Rd is heavily used seven days a week... school bus and auto. traffic... school sports & events draw evening, weekend, and summer auto. traffic. Would not the White residence and its road access be logical. How will the park operate... park fencing... security... park personnel on duty at all times... park patrol?
		06/24/05	mail	Signed Petition	Sleepy Hollow neighborhood petition opposing creating an entrance to the White Hort. Park through Goldsboro Rd... 53
Komendera,	Jean	06/23/05	mail	Access	Residents of the Sleepy Hollow Park Subdivision... purchased the home knowing that the county abandoned the end of the street... concerned that a potential use of Goldsboro Rd for park entrance is a safety hazard... explanation of traffic and safety for children
Svenson,	Joseph	06/23/05	mailed	Access	Repeat of Jean Komendera letter (husband)
Wrenn,	Douglas	06/23/05	email	Access	Voice my support for the White Hort. Park entrance to be off of Goldsboro Rd. That location will make the Park easily accessible from Sleepy Hollow Rd & convenient for residents of the greater community. It would make use of a road that conforms design standards.
Emiel,	Elmor & Harry	06/21/05	mail	Access	Strong opposition to the reported reconsideration of Goldsboro Rd as the entry route to the White Hort. Garden... learn that technically the wording of the Board of Supervisor's decision did not prohibit reopening the issue... serious breach of trust... least costly alternative does not consider the cost to homeowners
Turno,	John	06/21/05	email	Access	To Ms. Gross: Concerned that the Park Authority is trying to pull a maneuver behind all of our backs. There has been activity where Goldsboro Rd dead ends... found that someone cleaned it up and put several orange stakes in the ground. It seems to be perfect now to put a large parking lot... my speculation is that the Park Authority will say it'll only take less than a week as oppose to more intrusive options.

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Turro,	John & Maria	06/21/05	mail	Access	To Ms. Tadlock: There are five proposed entrances to the Park... explanation for Goldsboro Rd to not be considered, Horseman Rd, and Rolfs Rd... explanation for Princess Anne and Kerns to be the first two choices for an entrance.
Bortnick,	Ronald J.	06/21/05	mailed	Access	Showing strong opposition to opening up Goldsboro Rd as the primary entrance to the future park on the White Property... using Goldsboro Rd as an entrance of any kind to the park would turn quiet neighborhood streets into major county thoroughfares
Black,	Harold P. & Fay	06/20/05	mail	Access	Protest Park Authority possible action to allow our street to become a "thoroughway" entrance to the proposed White Hort. Park... opening up Goldsboro Rd as an entrance to this park will convert the street to a noise-prone parking area for visitors and probably encourage it as a place for mischief.
Gordon,	George & Patricia	06/19/05	mail	Access	Would like to point out that no one in this area knew about the land being deeded to the Park Authority until the transaction was completed and time had passed and the Park Authority started having meetings... Princess Anne Lane is the current entrance to the property... Goldsboro Rd should not be considered b/c of piece of abandoned property
Straker,	Neal	06/14/05	email	Survey	FCPA commissioned a survey of the northern parcel of the property. It would be appreciated if you could provide info about the purpose of the survey, its results and the current conclusions being drawn by the FCPA based upon the survey.
Straker,	Neal	06/12/05	email	Meeting	Email to all meeting attendees. I've heard next public meeting is week of July 18th. Any conflicts?
Landon,	Denise	06/06/05	email	Access & Uses	To Mr. Strickland: Reaction to a letter sent to the Washington Post. Summary of beauty of White property, wildlife, woodlands, remarkable rural feel. Peace and tranquility... be shattered by the FCPA Authority... A "plan" is being formed... will involve clear-cutting the woodlands, seizing private property, & changing our rural streets. Comments on Ms. Gross and Goldsboro Rd, access from the different entrances, criticism of "planning map."
Landon,	Denise	06/04/05	email	Access	To Strickland: I had been impressed with letter because you spoke of the need for the Park Authority to tread carefully in development of park land. Experiences with FCPA had been negative, was hopeful that someone was willing to listen to the concerns of residents. It seems now that weeks after my initial email, I was wrong. Your actions are completely in keeping with the rest of the Park employees who I had the misfortune of dealing with since March.
Landon,	Denise	05/29/05	email	Access	I received your written response today, thank you. I am still not clear on exactly what will be taking place between now and the next meeting. Direct yes or no questions listed about Goldsboro Rd, protecting existing woodland/wildlife, taxpayer's money, and a open public hearing.
Straker,	Neal	05/25/05	email	HRVCA meeting	I learned that the next meeting would be postponed to July b/c VDOT was preparing a report regarding road improvements for streets surrounding the future park. The Park Authority confuses me. Neighbor was told that all 5 possible entrances are being considered by VDOT. Penny Gross declared that Goldsboro Rd is "off the table" for any consideration. I would like in a letter mailed on Park Authority letterhead, exactly which streets are involved in the VDOT report. Is VDOT wasting VA taxpayer's money on a report for Goldsboro Rd, if Goldsboro Rd is not being considered, then Ms. Stallman has not been truthful with Mr. Straker and interested citizens.
Straker,	Neal	05/21/05	email	Meeting scheduling	You requested a copy of the minutes from Wednesday evening, May 18th meeting of HRVCA... the minutes are provided through emails to over residents To: all who attend the meetings. Cc: Sandy Stallman Met with Sandy Stallman, and one of the points of discussion was the FCPA setting a date for the June Public Meeting. could you send dates for end of year school functions that would conflict with a public meeting being held.

Kennedy,	Steven J.	05/19/05	mail	Access	After attending meetings, reading literature, and visiting the Park Service website, I am shocked that Penny Gross & the Park Service are considering using my private driveway as an entrance. I have consulted with an attorney. I am putting you on notice that you have no right to cross my property and to do so would be trespassing. The Whites Park has four other means of ingress and egress from state roads.
Mezger,	Allison	05/19/05	email	Traffic & Access	Attended community meeting in April, public open house in May, and neighborhood Civic Meeting on 5/18. Moved into neighborhood in 2003, husband & I have been in North VA area for 12 years. In the 12 years, I have seen a lot of changes to demographics, traffic, development & infrastructure in the area. I am tired of rapid change. Do not want the park, but only option is to protest the entrance to the park in my neighborhood. Would like 3 things to happen: the entrance on Goldsboro be put back on the table, a complete report on traffic implications, road reconstruction & options for each entrance proposed, an open forum in which tax-payers can voice opinions on this matter.
Landon,	Denise	05/18/05	email	Access	Email to P. Gross. Request detailed copy of order of abandonment, copy of promise and details about where and when it was made.
Prahm,	Deirdre	05/18/05	email	Map	Why is Goldsboro Road only neighborhood? FCPA will redraw map: what is cost?
Landon,	Denise	05/17/05	email	Access	Email to P. Gross. 1988 Abandonment deed - no mention of Horseman, Rolfs, Princess Ann or 30 ft. outlet road, promise to Goldsboro residents. Copy of promise and public hearing requested ref: new vote on abandonment.
Prahm,	Deirdre	05/17/05	email	Access	To Ms. Gross: I attended a neighborhood rally concerning the White property. Goldsboro Rd was said to be 'off the table'. Are all possible entrances to the property being considered, why would you not hold the necessary hearings to remove this from the books.
Landon,	Denise	05/13/05	email	Access	Email to Mason BOS. Ref: FCPA (Stallman) email... Landon: what entrances are being considered? Stallman: all locations being considered." Is Goldsboro Rd. back on table?
Leonard,	Carol & Eugene	05/11/05	mail	Access	Will be grateful to have this treasure in community. Goldsboro Rd is best option, very little disturbance, preserves most important part of the property, less upheaval to an already established neighborhood. Second best solution is Kerns. Using Goldsboro is most efficient use of tax dollars, prevents demolition of beautiful gardens.
Straker,	Neal	05/11/05	email	Map	Pleased to hear that you and other members of the FCPA, Mrs. Gross, visited Rolfs Rd, hoped the other points were visited too. The original 'map' is inaccurate. Gives info on corrections about the property lines and outlet roads.
Scarborough,	Amy R.	05/10/05	email	Access	Entering through Princess Anne, Horseman, or Rolfs would create a traffic nightmare and negatively impact the small town feel... Kerns and Goldsboro Rd would require less new construction, and the potential to negatively impact their real estate or lives is far less in relation to these areas

Landon,	Denise	05/08/05	email	Access	Questions are: What possible entrances onto the White property are being considered for the future park? How much in taxpayer's money did it cost to prepare the initial planning map? Was the Park Authority or an independent Consultant responsible for the map that was distributed during the May 3rd Open House which showed a non-existent Eastern Woodlands? Can you comment on the remarks of a Park Authority employee? Has Frank Valda visited Goldsboro Rd?	
Straker,	Neal	05/08/05	email	Get together	Meeting to for FCPA reviewing and correcting on the 'map' prior to the next public meeting about the park, also to follow up on some old questions that I had from our previous meetings and to ask some new ones.	
Boland,	Beth	05/07/05	email	Access	Implore to consider how best to provide public access. Seems clear the vehicular entrance least disruptive to the park would come from the east. (Reasons given in email.) Goldsboro appears to make the most sense. Horseman looks disruptive to pond and immediate environ. Kerns looks impractical. Rolfs and Princess Anne appears more rural and would require more roadwork to prepare. Was at meeting with Penny Gross, insulted and unhappy with answers provided concerning abandoned 5-foot section.	
Morse,	Roger	05/07/05	email	Access	Concerns over the possible negative impacts some of the options being considered would have on the quality of life in our neighborhood. Princess Anne, Rolfs, and Horseman would require funding for road widening and clearing of large trees. Goldsboro Rd is best option b/c of safe access, wide street, little disturbance to environment.	
Joyce,	Joe & Georgia	05/06/05	email	Traffic & Security	Concerned about vehicular access to the park, believes Goldsboro Rd is best option. Believes visitors with limited mobility will be faced with traversing the ups and downs of the park site regardless of which street is chosen. Requirement for emergency vehicles to gain access to the facilities in the park would appear to favor Princess Anne. Attention will need to be given to replacing or reinforcing and heightening the fencing surrounding the park. During the open house, several people trespassed on adjacent properties, taking a shortcut to the White's property. Preemptive security measures will need to be taken to control pedestrian access.	
Prince,	Delma Jo	05/06/05	mail	Access	Writing to express views concerning public entrance to the White Hort. Park. Current entrance is significant to Fairfax County history, allows neighbors to keep natural barrier to noisy Annandale Rd, and sustain habitat for wildlife. Entrance suggestion is Kerns Rd, it already has stop lights and speed bumps, keeps cars from traversing other neighborhood streets, would not affect old trees or developed gardens. Goldsboro entrance would be least expensive but intrusive to neighborhood streets. Will volunteer to work at park.	
Boland,	Frank	05/05/05	email	Access	A public entrance to the park through Princess Anne would be a disaster for that neighborhood and the park itself... Goldsboro Rd entrance makes much more sense since it is mostly out of view.	
Burke,	Chaire	05/05/05	email	Access	Attended planning meeting in April, distressed by hostility about so many issues. Believes any of the other park entrances are better than Princess Anne, believes Goldsboro Rd should be part of consideration. Horseman lane seems to enter the park close to where a parking lot would seem to go and the street is wider than Princess Anne.	
Conlon,	Dennis & Belva	05/05/05	email	Access & Uses	Sincere quest to offer to you our sentiments as a neighbor bordering this property. Would like to see the interior of the park remain as close as possible, visitors can appreciate its horticultural specialties. Nursery area near Rolfs Rd is a concern due to water runoffs. Is Kirk Holley's comments about Goldsboro Rd as conceivable entrance true	

Norris,	Russell J.	05/05/05	email	Access	Concerned with option of Princess Anne as entrance. Issues that bear directly on this option are: the locale in and around Rolfs and Princess Anne as rustic and preferred this way by the neighborhood, work involved in widening streets and improving them while Goldsboro is already conditioned for the type of road needed, public safety especially for the children in the vicinity, the disruptive manner to develop the site and clearing of trees at Princess Anne/Rolfs entrance vs. Goldsboro Rd.
Holmes,	Kathleen	05/04/05	email	Access & Uses	This park presents an access to peace and quiet. Urge the planning authorities to preserve the most valuable characteristics of the park. Ask that the park not be developed or used for large gatherings and events, suggests access to the park be limited to daylight hours and gated. Overuse and over development of the space would be a disservice to the public. Goldsboro Rd appears to be the logical choice. I advocate a park that encourages walking.
Landon,	Denise	05/04/05	email	Access	To Mr. Vajda: concern about the revision of the "planning map", questions concerning the comments made by Goldsboro residents stating "Penny was taking care of them" To Ms. Tadlock: Concerned about the way the park is being planned, feeling that Park Authority employees are not being entirely truthful about planning, wants to make sure the planning map is revised. A small account of the April 17th meeting. Believes Goldsboro Rd is still best option due to street width, minimal damage to trees and street, and availability of elementary parking lot. Hopes for having you to take care of us I can walk from my home to the park...Goldsboro residents have lobbied to keep me out of their neighborhood and "their" park...now will have to drive over there...don't let the people who live in Goldsboro to bully & control the park's planning process. Enjoyed open house. Concerned about pedestrian access from Goldsboro Compliments of the Open House, personal thanks for all your efforts on our behalf. Was not involved with the flyer, will read it soon.
Smorskey,	Brenda	05/04/05	email	Access	
Smorskey,	Brenda	05/04/05	email	Safety/Security	
Straker,	Neal	05/04/05	email	Open House	
Wright,	William R.	05/04/05	email	Uses	Trusts you have the absolute best interests at heart for the site and the community. House, barn, and grounds need to be maintained, repaired, now are these being funded. On-site parking should be low impact, erosion control, no street lighting, suggest park close at dusk. Uses for the property should be limited. List of activities and of not allowed activities. I like the plants. I like where you decided to put the park.
Bell,	Randi	05/03/05	comment box	Support Park	
Dakin,	Louise	05/03/05	comment box	Access	The impression was given that come hell or high water, the park authority had the say & no input really mattered. The only way in was thru the neighborhood down Princess Anne lane, that is the worst & most expensive way. Smaller parking areas off Kerns & Goldsboro, buses drop off at Goldsboro and then park else where, i.e. Sleepy Hollow school. Kerns is logical choice b/c: has speed bumps, 2 traffic lights, parking would be right as you enter, this area is now shrub dump and would be minimal impact to trees, walk to house be fairly short. Princess Anne would force cutting old trees, expensive to widen streets, entrance in middle of quiet, residential street. Rolfs Rd is similar to Princess Anne. Goldsboro entrance to park paved, already wide, might impact school children and traffic, fairly long distance to house. Kerns is least destructive, expensive and intrusive to neighbors I had no idea such a beautiful & idyllic spot was within two blocks away. Issue is access. Most effective is 3 entrances: Kerns, Goldsboro & Princess Anne. Each enter into parking lots at the edge of the property but out of sight of neighboring property. Central part of the property should not be marred by anything except a few paths and picnic areas.
Deede,	Elka	05/03/05	mail	Access	
Gross,	Max	05/03/05	mail	Access & Uses	

Entrance should be off Kerns (primary), Goldsboro (secondary)				
Leonard,	Eugene	05/03/05	comment box	Access
Mitchell,	Betsy	05/03/05	comment box	Access
		05/03/05	comment box	Access & Uses
		05/03/05	comment box	Support Park
Gilmore,	Rawley	05/02/05	email	Access & Uses
Powell,	Richard & Farin	05/02/05	mail	Opposition to park
Haynes,	Maria	05/01/05	email	Access
Straker,	Neal	05/01/05	email	Plan Amendment
Straker,	Neal	05/01/05	email	Meeting scheduling
Annadeo,	Shelley	04/29/05	email	Opposition to park & Access

Having viewed property, we are lucky that this area is to be a public park. Most reasonable access from Goldsboro, street is upgraded, very little disruption to property, public can walk to house. Handicap access can be closer to house.

Beautiful wooded parkland, much controversy about access points. Goldsboro appears to be best choice, least invasive to nature, not sure why there are issues. I think it should be more of a local community park instead of being on a horticultural society 'must see' list. The more people & traffic will be its downfall.

Enchanting park. Will become the jewel on the crown of this lovely neighborhood. Hype parking/road get resolved... the easiest/least expensive way... no street should be off limits.

Most people liked the rural flavor of our neighborhood, feel forced to accept more traffic. Entrance to park on Rof's, Nicholson, and Princess Anne will require destruction of a large wooded part of the park, placing parking lot at this end of the property does not seem to be the best interest of the park. Hort. park should be used with low impact on the surrounding neighborhoods.

Opposition to development of White Hort. Park for public use as proposed. Believes project proposes negate potentially negative impacts to environ. quality of local neighborhoods: increased traffic volume affecting all possible entry roads (rd. names given). Cut-through traffic from through neighborhood streets (rd. names given), public use facilities accessed through neighborhood streets, might require condemning long time family held private property, might require removal of old established trees along some streets, might require removal of trees for a parking lot at the Knollwood/West end of the park, home to wildlife, enormous cost of potential road work, preservation of rural character of our neighborhood, preservation of wildlife living in wooded areas off Rof's Rd & Princess Anne, commitment by the county for full consideration of all entryways and a fair hearing process.

Worried about entrance at Rof's Rd and Princess Anne Lane, concerns include: increase number of cars traveling on Holloman Rd, the widening of Annandale Rd for turning lanes and access during rush hour traffic, chance of re-directing funding from well established parks, issue of easement between Goldsboro & White property & using as an entrance. Perception that county representatives made 'deals' for political & financial reasons. Atmosphere of distrust.

Fairfax Extra, pg 14, on April 28th, 2005 had a brief article, "Planning Commission Extends Comment Period", wanted to have extra information on what the "proposed amendment" is about and if it impacts the White Hort. Park.

Concerned about the timing that the FCPA is choosing to schedule public events. March 22nd public meeting was during Easter break, many families were out of town, the Open House is during time that people are leaving work. Next meeting in June, May would be a better option.

Do not agree with the making of Mrs. White's property into a public park, nor wants the "open house". Moved to a dead end street to not deal with problems of traffic and a public park, is a public display of some bushes and shrubs more important than the people of the area and their children? Lived near a public park and know the problems that comes with it. Unthinkable waste of trees, wildlife, and taxpayers money to destroy Princess Anne/ Rof's Rd for entrance. Concerned about public safety from FCPA trucks coming from Annandale Rd to go to White Park. Was almost hit by an FCPA truck.

Straker,	Neal	04/29/05	email	Open House	Could you let us know what the FCPA transportation plan is for visitors coming to the Open House. What are the plans for controlling traffic and pedestrians on the adjoining and adjacent roads to the White property.
Comette,	Daniel C.	04/27/05	email to Neal Straker	Friends of White Hort. Park	To Neal Straker: ... share with you a letter prepared by the Friends Group of the White Hort. Park... letter was prepared in response to FCPA's request for input on the master plan and represents our only comments to FCPA to date... we have not taken a position on access or advocated locating parking next to the residence
Holmes,	Kathleen	04/27/05	email	7/21 Workshop	"I have inserted the dates and times into the attached Word document...." (Attachment: email Open House at Future White Horticulture Park emailed to list ref. date and time were omitted via FCPA.)
Landon,	Denise	04/27/05	email	Planning Process	Informed by Neal Straker that the Friends of the White Hort. Park are working with Mrs. White to prepare the proposed park as they would like it. Have been told repeatedly that no decisions have been made and still in the planning stage. Were assured in December that no changes would be made to the property until Mrs. White either left the property or died. Changes were made, have heard chain saws and mulchers in the woods. Please enlighten.
Landon,	Denise	04/27/05	email	Map	Wondering if a revised map of the property and potential entrances has been prepared yet?
Straker,	Neal	04/27/05	email to Ed Amadeo	Safety/Security	Email copy to FCPA. Agree with safety concerns.
Straker,	Neal	04/27/05	email	Friends of White Hort. Park	Interest in the role and influence of Friends of the White Horticultural Park, and its relation to the FCPA and the planning and development of the park. Interest in what Mrs. White's role is.
Straker,	Neal	04/27/05	email	Information Request	What is role and influence of the "Friends of the White Horticultural Park?"
Amadeo,	Shelley	04/26/05	email	Safety/Security	Worried about security and brings up issues from former home near a park to face for White: : trash thrown regularly on lawn and street / people parked in front of our homes, sometimes leaving no place to park on the street for anyone's guests / people seen loitering after dark (when the park was closed) / people partying, disturbing the peace, blaring loud music, drinking and shouting, leaving drug use and other paraphernalia on the ground for children and others to find / large groups of young men (gangs?) went into the park for unknown purposes / sexual offenders hid in the park and exposed themselves to neighborhood women / neighbors reported seeing couples in the park engaged in lewd acts in plain view.
Straker,	Neal	04/20/05	email	Maps	Concerned about the maps used and that they would need to be updated with his comments to make the maps less biased
Holmes,	Kathleen	04/19/05	email	Information Request	Request for a copy of the consultant's report on access points and an electronic copy of the map.
Amadeo,	Shelley	04/16/05	bc email to straker	Access	Offered assistance in gathering information
Straker,	Neal	04/16/05	email to L. Herman	Access	Concerned about Princess Anne Lane being used as access to park, worried about public safety, children safety, disturbance of peace, and excess cars
Herman,	Ig	04/13/05	email	Support Park	Thank you for your follow up email. I don't believe their was a misunderstanding, we support the park but have concerns about traffic, etc.
Morrison,	Peggy	03/29/05	email	Workshop	Emails (Straker) support park as proposed. Questions are: If there was a vote on the entrance, why was that not told to the neighborhood so a representative vote could be taken? Is the vote binding? What improvements would need to be made to the Rols road (if it is the entrance) and surrounding roads? Why has there been no follow-up explanations for "decisions" made and the next steps?

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				Access	I have a better understanding of the misunderstandings. I wanted you and Chris to be aware of conclusions the neighborhood had drawn and that a message get out that no final decisions have been made.
Morrison,	Peggy	03/29/05	email		
				3/22/05 Workshop	Concerned about "votes" taken; process questions, suggested parking should be central on site.
Ford,	Saan	03/24/05	telephone	Workshop	Review of group consensus: no picnic areas, no group events, no sports activities, access via Princess/Rolls II no consensus: placement of the parking areas, multiple pedestrian access, storm water management II concern about security within and around the park
Joyce,	Joe & Georgia	03/24/05	email	Access	Excited for the opportunity to have a park to walk to. Concerned about not being able to access by Goldsboro Rd. and suggests more pedestrian access points to lower traffic and parking problems.
Simonskey,	Brenda	03/24/05	email		
				Uses	It is refreshing that citizen input is appreciated and your response was so prompt.
Bates,	Gwen	03/22/05	email	Input on preparation of master plan	Friends of the White Horticultural Park interested in working with FCPA in implementing the master plan and gives suggestions and ideas for the park along with volunteering of time. Ideas include uses of the park, low impact activities, and maintenance options
Cornette,	Daniel C.	03/22/05	mail	Access	Oppose opening Goldsboro Rd as entrance... planning to start a family... it has always been a destination not a thoroughfare... request to find some other access.
Shibaro,	Stuart O.	03/22/05	email	Uses	Encourages planners to be creative in using the White Hort. Park, to educate the community about importance of conservation, preventing further destruction of the County's natural environment. Park should reach out to community groups, private sector, and educate through learning laboratories and workshops. Supports a diversity in plants and trees, and preserving wildlife.
Bates,	Gwen	03/21/05	email		
				Safety/Security	Share concern that recently neighbors went through hole in fence to Mrs. White's house. The lot
Cornette,	Daniel C.	03/08/05	email	Uses	Unannounced visitors raise concerns about strangers going on property.
Richardson,	Susan P.	03/01/05	mail		Ideas of uses in order to protect the natural environment, maintain a tranquil retreat, protect woodlands and plants, inspire others to learn about horticulture, along with ideas of the placement of the parking lot
Morrison,	Peggy	02/23/05	email	Traffic & Access	Chief concern is traffic and access, the current level of speeding traffic is frightening, at best, and my personal concern is increasing that situation... I trust that the County will evaluate the current conditions on the surrounding roads and anticipate the impact that new access would/could create. Lastly, is the next meeting another "input" session?
Reinsdorf,	Marshall	01/17/05	mail	Access & Uses	Location of the park entrance and parking facilities should be the preservation of all the mature trees, paving material, natural vistas should be preserved, part of history, to maintain security park entering a sanctuary. The barn should be preserved, part of history, to maintain security park maintenance staff should be trained to look for. Development of the park should be limited to adding horticultural specimens.
				Request Info.	Please send or email handout from the community meeting.
Reinsdorf,	Marshall	12/15/04	email	Public Meeting	Concerns about traffic access and control, park use and restrictions, construction and gardens, costs
Joyce,	Joe & Georgia	12/12/04	email	Support Park	The grounds are lovely. I see picnics and small summer concerts in the meadow. I'm sure the grounds would fit in with some SOL's for field trips.
		05/03/04	comment box	Access & Uses	Property is beautiful and will become a real asset to the county. However, part of the beauty is in the natural state. A major question is the entrance. I hope the county will look at all possibilities. Kerns and Goldsboro seem the most direct access onto the property.
Prahn,	Deirdre	05/03/04	comment box		

Board Agenda Item
March 22, 2006

ACTION -

Authorization to Hold a Public Hearing on the Proposed Sully Woodlands Regional Master Plan (Sully District)

ISSUE:

The Sully Woodlands Regional Master Plan is ready for public comment.

RECOMMENDATION:

The Park Authority Director recommends authorization to hold a public hearing to present the proposed Sully Woodlands Regional Master Plan.

TIMING:

Board action is requested on March 22, 2006 to maintain the project schedule.

BACKGROUND:

The Sully Woodlands Regional Master Plan encompasses over 4,000 acres of parkland in the Bull Run and Cub Run Watersheds, coordinating with the boundaries of Department of Public Works and Environmental Services (DPWES) watershed plan. The purpose of the project is to develop a regional framework to assess development in the watersheds and the planning and development of the 2,150 acres of recently acquired parkland and 2,250 acres of existing parkland. This ambitious planning effort required the Park Authority to consider land development, as well as preservation and management issues, on a regional rather than local scale. Referring to the project as a 'Regional Master Plan' indicates the scale and scope of the process.

On June 23, 2005, the Park Authority held a public information session to initiate the process. The public information session was followed by a series of three public workshops in July 2005 focusing on natural and cultural resources, recreation, and trails. In addition, staff coordinated closely with the DPWES Watershed Planning group that is developing plans for Cub Run and Bull Run watersheds. A draft Regional Master Plan was then developed based on public input, information presented in the landscape assessment completed by John Milner Associates, Inc., and local park and recreation needs. In accordance with Park Authority policy, a public hearing must be held to receive comment on the draft plan. The public hearing is tentatively planned for Wednesday, May 3, 2006 at 7:00 p.m. at Chantilly High School.

Board Agenda Item
March 22, 2006

At this time, there is no source of funding for development of the park site. It is envisioned that funding would be provided through a future park bond initiative (post 2008), use of local proffered money, and/or potential public-private partnerships.

FISCAL IMPACT:

The fiscal impact is limited to staff salaries and costs associated with public hearing advertisements that have already been budgeted.

ENCLOSED DOCUMENT:

Attachment 1 : Draft Sully Woodlands Regional Master Plan – February 2006

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**SULLY WOODLANDS
REGIONAL MASTER PLAN
FAIRFAX COUNTY PARK AUTHORITY
JANUARY 2006**

DRAFT

Fairfax County Park Authority Sully Woodlands Regional Master Plan DRAFT

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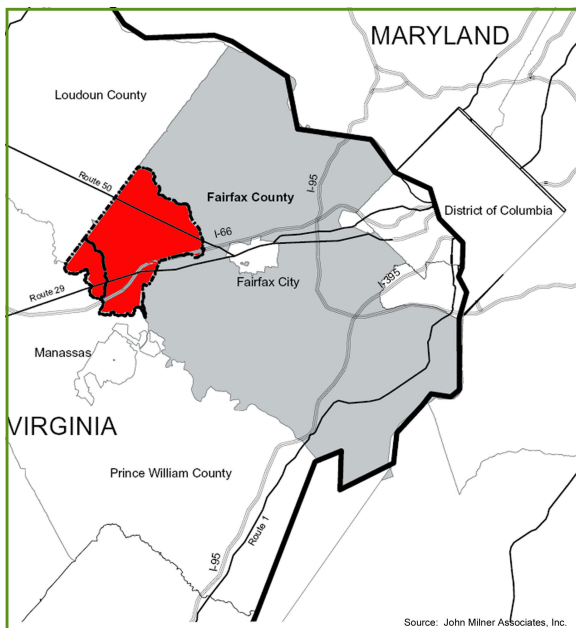
List of Acronyms

CRMP	Cultural Resource Management Plan
DOT	Department of Transportation
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
FCPS	Fairfax County Public Schools
JMA	John Milner Associates, Inc.
NPS	National Park Service
NRMP	Natural Resource Management Plan
NVRPA	Northern Virginia Regional Planning Authority
RPA	Resource Protection Area
VDOT	Virginia Department of Transportation

Part 1: Introduction

I. Project Evolution

In recent years, the Park Authority has acquired over 2,000 acres of new parkland in the western portion of the County. These acquisitions have occurred through a variety of conveyance mechanisms including purchases, developer dedications, state grants, and land transfers. This significant assemblage of parkland contains some of the richest natural, cultural, and scenic resources in the County, while also creating opportunities to help meet the wide variety of ever-increasing recreational needs.



Project Area Location

Until recently, these new acquisitions have been referred to as the Hunter-Hacor Assemblage and Quinn Farm. Park planning efforts focused on a few select parcels in an effort to bring forward recreation development in a shorter timeframe than is often realized through our typical park planning process through a public-private venture. Concurrent with that effort, a General Management Plan was underway to provide a larger context for all aspects of park development. However, with the withdrawal of an offer of public-private

partnership, the acquisition of additional parcels, a new Park Authority Board focus on resource management objectives, and the initiation of County watershed planning efforts, it became apparent that a revised planning approach was necessary.

The Hunter-Hacor planning project has expanded and evolved into the Sully Woodlands Regional Master Plan encompassing over 4,000 acres of parkland in the Cub Run and Bull Run Watersheds (Figure 1—Park Units, p. 43). The purpose of the project is to develop a regional framework to assess development in the watersheds and guide the planning and development of the approximately 2,150 acres of recently acquired parkland (referred to as the ‘Core Properties’ in this document¹) and 2,250 acres of existing parkland. This ambitious planning effort requires the Park Authority to consider land development, as well as preservation and management issues, on a regional rather than local scale. Referring to the project as a ‘Regional Master Plan’ indicates the scale and scope of the process.

The Park Authority’s recently approved Natural Resource Management Plan (NRMP) and soon to be approved Cultural Resource Management Plan (CRMP) recommend added emphasis on resource management as part of the agency’s planning process. Given the wealth of natural and cultural resources that exist within the project area, this regional park planning process offers an excellent opportunity to implement certain NRMP and CRMP initiatives from the beginning.

In a complementary planning activity, the Department of Public Works and Environmental Services (DPWES) is developing Watershed Management Plans for several watersheds within the County. Planning for the Cub Run and Bull Run watersheds is underway and can provide the Park Authority with valuable

¹ The park unit names within the Core Properties are for reference only. Parks will be officially named during subsequent planning activities.

information regarding opportunities for improving management of parklands within the watershed. The goal is to produce a Regional Master Plan that not only achieves park objectives for land use and resource management, but one that is in direct concert with, and rooted in, similar County watershed management objectives. This dual effort, encompassing a broader context, will yield additional information and analysis which impacts the ultimate development, preservation, and management of not only parkland, but other County and private lands as well.

II. Rationale and Process

Given the amount of parkland in this area of the County and the unique resources found on these properties, the Park Authority has an opportunity to take a proactive approach to planning. This will ensure that the natural and cultural resources are effectively protected and managed, and development is directed to appropriate areas to meet recreation needs. The Regional Master Plan will focus on developing a system of interconnected green spaces considering the complete experience of all parks within Sully Woodlands.

Sully Woodlands represents some of the last opportunities to preserve relatively undisturbed natural and cultural resources. Because of its large undeveloped areas, this area harbors resources that are unique in Fairfax County. Including preservation initiatives in planning and development efforts is crucial to maintaining the integrity of natural and cultural resources, as well as education and interpretation opportunities.

At the same time, this land assemblage presents an opportunity to provide needed recreational uses and activities to the citizens of Fairfax County. The public process for Sully Woodlands and other planning projects, as well as the Needs Assessment, continually reiterate the need for the Park Authority to develop a range of active and passive recreation facilities such as athletic fields, trails, and places for gatherings.

In this project, the Park Authority faces the challenge of balancing the need to identify recreation opportunities with the preservation of critical resources, in keeping with the agency's dual mission. To find this balance, a resource-driven approach to planning is being used at Sully Woodlands. The Regional Master Plan represents a thorough analysis of the project area to identify resource preservation priorities and land with less sensitive resources appropriate for development. The intention is to provide the needed recreation facilities, while preserving and maintaining the high quality resources for future generations.

With a project of this size and scope, a complex process was needed to gather and assess information. The development of this regional master plan involved a multi-disciplinary staff team, inter-agency technical team, consultant report, extensive public input process, and needs assessment analysis, each briefly described below:

Multi-disciplinary Staff Team. The project staff team consists of multiple representatives from the Planning and Development Division, Resource Management Division, Park Services Division, and Park Operations Division bringing a wide-range of experience and expertise to the table. The staff teams met frequently to manage the consultant report, facilitate the public process, and ultimately produce the Regional Master Plan document.

Inter-Agency Technical Team. The Park Authority solicited technical assistance from expert staff in various County agencies to provide additional information, assist in developing recommendations, and participate in document review. Representatives from the Department of Planning and Zoning (DPZ), Department of Transportation (DOT), and DPWES formed this inter-agency technical team.

Consultant Report. Because of the large scope of this project, the Park Authority contracted a consultant, John Milner Associates, Inc. (JMA), to complete a landscape assessment of Sully Woodlands. This study was commissioned to provide guidance for the appropriate use of these parklands and protection of their sensitive features through a holistic assessment of all park resources and forecasted recreational needs. The development of management guidelines and recommendations concerning future planning and development of these parklands constitutes the primary objective of this study. These management guidelines and recommendations place priority on the existing natural, cultural, and visual resources found within the parklands, and seek to recommended uses that are most appropriate to the inherent landscape characteristics of each park. This study is also intended to provide the Park Authority with an assessment methodology that can be applied to other parks within the County, identify current gaps in data for parks within the study area, and make recommendations for further research where appropriate.

Public Process. Another crucial component to the project consisted of the public process. The initial outreach efforts began with a public information session held in June 2005. The public information session was followed by a series of three focused public workshops in July 2005 covering natural and cultural resources, recreation, and trails. On numerous occasions, staff met with interest groups to better understand their needs and to see if such uses can be accommodated in Sully Woodlands. These public meetings along with written comments offer valuable information on the priorities of the citizens.

Needs Assessment Analysis. In addition to public input, the needs assessment findings provide insight on recreation needs, discussed in greater detail on page 27. Based on population and Park Authority adopted service level, recreation facility deficiencies were

identified and taken in to consideration when developing use recommendations.

The Regional Master Plan represents a tremendous amount of research, analysis, and decision making initially beginning in the Hunter-Hacor General Management Plan and evolving to this final product covering portions of two watersheds and nearly one-fifth of all Park Authority property. Once approved, this document will serve as a guide for all future planning, and should be referred to before any planning and design projects are initiated. As new properties are acquired, this document will provide an immediate framework to facilitate the management and development of those lands.

III. PROJECT PURPOSE

The Park Authority is charged with a dual mission enhancing quality of life by setting aside public spaces for the protection of natural and cultural resources, while also providing opportunities for recreation. The need to preserve resources *and* develop recreation facilities creates an inherent tension that the agency continually works to balance.

To assist in the decision making process, four guiding principles were developed. These guiding principles are overall philosophies believed to be essential to the project and will provide direction for all park planning and development in the project area:

- A. Stewardship—protecting and managing natural and cultural resources, directing development to land with less sensitive resources.
- B. Recreation—meeting the community need for diverse recreation opportunities.
- C. Interpretation & Education—establishing educational themes that draw upon the rich natural and cultural heritage of the region and developing a comprehensive approach to resource interpretation.

- D. Connectivity—protecting wildlife habitat corridors and providing pedestrian, vehicular, equestrian, and water access.

To further develop the guiding principles, the following were identified for each:

- Themes—statements of the important components of each guiding principle.
- Issues—identifying what needs to be addressed or accomplished to support the themes.
- Strategies—linking the regional master plan to action; how the issues can be addressed.

A. Stewardship Guiding Principle

The philosophy of stewardship is crucial to the planning and development of Sully Woodlands. The Park Authority defines stewardship as the careful and responsible management of the natural and cultural resources entrusted to us by the citizens of Fairfax County in order to ensure their integrity for present and future generations. Stewardship does not preclude development at Sully Woodlands, but helps direct it to land with less sensitive resources while higher quality resources are managed and preserved.

Numerous themes relating to natural resources and cultural resources were identified for the stewardship guiding principle, many touching on the guiding principles of connectivity and education as well²:

1. Natural Resources

The Core Properties of Sully Woodlands represent the largest contiguous areas of County-owned parkland in Fairfax County and are home to unique habitats for rare plant and animal species. These habitats and species must be protected to ensure they will continue for future generations. In addition, Sully Woodlands represents a significant assemblage of undeveloped properties in the Occoquan watershed, a major source of drinking water in Northern Virginia.

Theme:

- Preserve the large contiguous landscapes in Sully Woodlands that have remained undisturbed for a long time. These lands allows unique plant communities to establish and animals to exist that can only tolerate very limited contact with humans.



Rocky Run Stream Valley

Issues:

- Inappropriately located development can potentially disrupt the function of existing systems, interfere with wildlife, and introduce invasive species in previously undisturbed areas.
- Ecosystem functions often occur over large areas and between different natural community types. Different vegetative communities are often managed separately and system function is easily disrupted by human activities.
- Rare plant communities are often highly susceptible to disturbance and invasion by exotic species.
- Citizens often value trees over other types of plants—forests over grasslands—even though fields and old fields are the fastest disappearing types of natural communities in Fairfax County.

² Refer to discussion of Connectivity Guiding Principles for related theme.

Strategies :

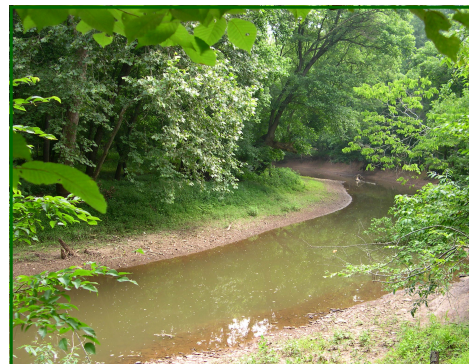
- Carefully plan development to minimize disruption of large land units and water resources, and avoid sensitive wildlife areas.
- Minimize human access to highly sensitive areas, providing a similar experience in less sensitive zones.
- Manage parklands across Sully Woodlands to the greatest extent possible to preserve the interaction and functions throughout and across watersheds, soil assemblages, vegetative community types, wildlife corridors, and the needs of keystone species.
- Protect large and high quality fields and old field systems and manage them to remain as diverse, unmowed fields.
- Actively research and monitor unique plant communities.
- Conduct inventories prior to locating facilities or activities in order to minimize impacts to sensitive resources. Develop and implement natural resource management plans for sensitive resources.
- Educate citizens about unique resources and involve them wherever appropriate in research, monitoring, and management activities.
- Establish partnerships with appropriate scientific, educational, and volunteer organizations to assist in monitoring and research activities.
- Work with County and State agencies and citizen organizations to minimize disruption of ecosystem functions across the project area and between large land units.

Theme :

- Maintain and improve the condition of the water resources of Sully Woodlands located within the Occoquan Reservoir, which is one of Northern Virginia's primary sources of drinking water.

Issues :

- Currently, water resources are in relatively good condition because of the preserved headwaters and stream corridors, low levels of impervious surface, large floodplains, and clean stream segments supporting healthy stream organisms.
- Development and activities could negatively impact water quality or disrupt the natural movement of water.
- Protection of riparian buffer areas and ecological corridors is particularly important in this area, where substantial ecological corridors remain and where water quality protection and enhancement are key considerations.
- Fairfax County is actively working to monitor and improve water quality through programs and projects such as the watershed planning process.
- Undeveloped areas within Sully Woodlands are adjacent to high-density residential areas immediately to the west in Loudoun County and south of Washington Dulles International Airport.



Bull Run

Strategies :

- Carefully locate development to minimize disruption of floodplains, headwaters, drainageways, and hydrology to protect water quality and flows.
- Mitigate for all water resource impacts within the watershed and encourage others to do so as well.

- Participate in and sponsor efforts to educate citizens on the importance of protecting and improving water quality.
- Adhere to policies and requirements addressing riparian buffer areas and ecological corridors such as the Environmental Quality Corridor policy, Resource Protection Area requirements, and Floodplain regulations.
- Seek opportunities to maximize the protection and enhancement of riparian buffer areas.
- Support and participate in projects and programs to improve water quality and reduce impacts from excessive flows.
- Support and augment water quality goals through open space protection, structural stormwater management best practices, environmentally-sensitive turf management practices, and low impact development site design concepts.
- Work with the DPWES and other agencies and organizations to locate projects on parkland when and where appropriate to improve or enhance water quality and watershed function.
- Coordinate with other Fairfax County agencies, Loudoun County agencies and landowner representatives, the Metropolitan Washington Airports Authority, and other regulatory agencies to minimize the negative water quality and quantity and land use impacts from upstream and adjacent land development activities.



Lanes Mill

2. Cultural Resources

A large number of important archaeological and historic sites are found within Sully Woodlands including the Sully Historic Site, remnants of the Manassas Gap Railroad, and numerous Native American sites. These sites range in age from 10,000 years ago into the 20th century. Many are eligible for inclusion in the National Register of Historic Places. Cultural resources in this area document the history of a wide range of people, with many sites representing ordinary people living in the western part of Fairfax County.

Theme:

- Preserve, document, and interpret the rich array of cultural resources including historic buildings and structures, cultural landscapes, cemeteries, Civil War resources, and archaeological sites within Sully Woodlands.

Issue:

- The public needs to be made aware of the breadth of cultural resources and their significance to develop a culture of stewardship.

Strategies:

- Enlist County citizens and visitors to act as stewards of the land and resources through education. Introduce the public to the “Adopt a Site” program.
- Provide public appropriate access to see and experience the resources, while minimizing impact to sensitive resources.

Theme:

- Preserve known archaeological sites documenting the many groups of people largely invisible in historic records including Native Americans, African Americans, and ordinary citizens, many of whom were farmers.

Issues:

- Archaeological resources need to be identified and require management and continued protection.
- Any development requires careful consideration of known and potential archaeological resources, which are important to our history.

Strategies:

- Develop long-range plan to conduct Phase I surveys to locate and identify archaeological resources in the Sully Woodlands assemblage.
- Target key known and predicted archaeological sites for fieldwork and additional research to evaluate the integrity and extent of these resources.
- Develop a comprehensive strategy for protecting and interpreting archaeological sites.

Theme:

- Protect undeveloped terrain in the interior of large parcels allowing the visitor to experience the true sense of the unspoiled nature of the western part of the County, thus providing a glimpse of the past.

Issues:

- Important cultural landscapes should remain intact.
- Sensitive and rare cultural landscapes require careful protection and management to preserve the integrity of these resources.

Strategies:

- Identify unique cultural landscapes with historic significance and develop a protection strategy.
- Determine appropriate level of human activity in and around key cultural landscapes and evaluate how different uses of the property may disturb these landscapes when developing interpretation programs and trail systems.

B. Recreation Guiding Principle

The Park Authority strives to provide a range of recreation opportunities for the citizens of Fairfax County. As the County becomes more urbanized, it becomes increasingly difficult to find land appropriate for recreation development, placing stress on properties with resource value to help accommodate recreation need. The intention is to limit conflicts between development and resource preservation, while still providing needed recreation facilities.

**Theme:**

- Develop recreational facilities to meet Park Authority contribution levels established through the Needs Assessment and to meet recreation needs identified through the public planning process.

Issues:

- The Park Authority's current landholdings will not be able to accommodate all the identified recreation needs. In addition, some recently acquired properties with development potential lack utilities and appropriate access.
- As all existing needs may not have been identified and recreation patterns can shift over time, the Regional Master Plan needs to be adaptable.

Strategies:

- Identify and prioritize recreational development opportunities.
- Utilize low impact development techniques and environmentally sensitive design whenever appropriate.

- Review existing parks to see if additional recreation facilities can be developed to take advantage of existing infrastructure.
- Create flexible, multi-functional spaces able to accommodate a multiplicity of uses.
- Pursue acquiring land suitable for recreation development and a large special events facility, preferably with adequate utility and road access.
- Coordinate with schools and other public and private recreation entities to assist in providing for recreation needs not able to be accommodated on Park Authority property.
- Coordinate with school representatives to pursue feasibility of replacing natural turf fields with lighted, artificial turf fields to maximize use.
- Review the Regional Master Plan and recreation needs on a regular basis to address unrecognized needs as they emerge.

Theme:

- Capitalize on the surrounding context, unique resource, and large undeveloped areas in Sully Woodlands to develop facilities and activities meeting a wide range of interests and ages.

Issues:

- Despite the identified shortcomings of the current road network, large facilities such as athletic field complexes can be best accommodated within large undeveloped properties, such as Sully Woodlands.
- A mixture of passive and active recreational features should be developed at parks for daylong family and community gatherings.
- Activities taking advantage of the unique resources and surrounding context, such as water access or proximity to the Manassas National Battlefield Park, should be developed.
- Revenue generating uses should be

explored to generate income to offset management costs.

Strategies:

- Locate large facilities along routes with planned improvements or where public utilities are available.
- Cluster or co-locate facilities to share parking and other amenities.
- Develop facilities appealing to a variety of users.
- Evaluate and prioritize potential revenue generating activities. Develop business plans for high priority activities.
- Encourage public-private partnerships to share development costs and on-going maintenance expenses.
- Coordinate activities with the National Park Service (NPS) and Northern Virginia Regional Park Authority (NVRPA).
- Pursue resource-based recreational opportunities such as orienteering or canoeing.

C. Education and Interpretation

Guiding Principle

Park users, neighbors, schoolchildren and others are more likely to support resource protection goals if they have an understanding and appreciation of the uniqueness and importance of the area's resources. The uniqueness of Sully Woodlands provides opportunities for educational experiences not available in other areas of Fairfax County and provides a close-to-home opportunity to engage in a more rural, natural experience.

Theme:

- Engender a culture of stewardship through education and interpretation to develop an interested public to act as stewards.

Issue:

- To educate visitors, a comprehensive interpretive program needs to be created.

Strategies:

- Develop interpretive signage and brochures to educate Sully Woodlands visitors.
- Use a variety of media to educate visitors before, during, and after visiting Sully Woodlands, such as brochures, publications, the Park Authority website, interpretive signs and exhibits. Link signs, publications, and brochures to a web page providing additional information.
- Develop hubs for interpretive experiences at designated gateways to the trail network and at existing facilities, such as Sully Historic Site and Ellanor C. Lawrence Park.
- Treat Sully Woodlands as a large outdoor laboratory to educate citizens about natural and cultural resources.
- Use recreation facilities as opportunities for interpretation through signage and exhibits (e.g. displays at Cub Run RECenter).
- Partner with area schools to develop education and interpretation programs geared toward specific age groups.

Theme:

- Develop a landscape-level interpretive program to look at the natural and cultural features on a landscape or regional level, and not in isolation.

Issues:

- Existing and new park sites have interpretive themes in various stages of development, though an overall regional approach to interpretation has not been implemented.
- The Core Properties lack the infrastructure for an interpretive program with only limited existing trails and

parking. Currently, this lack of access hinders the development of a comprehensive interpretive program.

Strategies:

- Complete an overall interpretive plan to develop landscape-wide themes derived from the consultant report. Develop subsequent site-specific or thematic interpretive plan as needed.
- Coordinate with NPS and NVRPA to create integrated interpretive programs.
- Incorporate education and interpretive programs at existing sites, such as Ellanor C. Lawrence Park and Sully Historic Site.
- Connect existing and newly acquired park properties. Provide connections to other sites with interpretive potential.
- Provide adequate access and visitor amenities at key interpretive sites, such as trails and parking.



Natural Surface Trail

D. Connectivity Guiding Principle

The principle of connectivity provides the backbone for developing a park system in Sully Woodlands, physically and conceptually tying together the elements of stewardship, recreation, and education and interpretation. Sully Woodlands consists both of large, contiguous areas of parkland and a scattered array of smaller parks and stream valley corridors. All of these sites can be connected

through a greenway/habitat corridor network and a non-motorized transportation network to develop a functioning park system in Sully Woodlands.

Theme:

- Provide non-vehicular connections within and between various park sites in the region, to existing trails, and along roads.

Issues:

- There are numerous existing trails within the project area. Some already form a trail network, but there are gaps. Other trails are isolated, with little or no connection to other sites.
- Major roads, such as Route 66, Route 29, and even secondary roads like Pleasant Valley and Braddock Roads, impede non-vehicular traffic and create dangerous situations for pedestrians, bicyclists, and equestrians. Making reasonable trail connections across such roads will require extensive planning and expensive construction in most cases.
- Streams, including Cub Run, Elkick Run, Rocky Run, Flatlick Branch, and Frog Branch, form barriers to non-motorized use.
- In some instances, land acquisition will be required to complete critical trail connections.
- The Park Authority oversees construction on parkland and within stream valleys, but trails on public rights-of-way or on privately owned land are outside of agency jurisdiction.
- The Core Properties are poorly connected to population centers.
- Highly sensitive resources may not be compatible with trail development, though a number of these areas contain some of the most interesting and unique views, topography, vegetation, and wildlife.

Strategies:

- Identify opportunities to connect gaps in the existing trail network. Coordinate with the DPWES and the DOT to construct additional trails.
- Prioritize trail connections requiring land acquisition or easements and needed stream crossing. Identify funding sources to complete projects.
- Coordinate with DOT to prioritize road crossings and/or underpasses, and incorporate into planned road improvements.
- Coordinate with DPZ and DOT to ensure all major connections outside of Park Authority property are included on the countywide trails plan.
- Connect facilities to users by providing facilities in or near residential neighborhoods and provide trail connections, whenever possible and appropriate.
- Identify areas with sensitive resources not appropriate for trail development and evaluate feasibility for providing controlled access to these areas through staff-led programs. In areas appropriate for trail development, find land that could provide a similar experience and use interpretive signage to describe areas where access is not provided.



Fair-weather Crossing

Theme:

- Create a variety of trail types and surfaces to meet the needs of all trail user groups.

Issue:

- Each user group has particular needs for trail use and enjoyment.

Strategies:

- Identify and prioritize trail user needs. Determine which needs can be accommodated in Sully Woodlands
- Consider trail surface, topography, width, length, accessibility, and other factors during planning and design to provide variation in experience.
- Provide a variety of trail types, surfaces, and visitor amenities to accommodate a range of needs.

Theme:

- Develop numerous trailheads and several larger gateways to serve as major entrance points into the Sully Woodlands park system and offer visitor amenities.

Issue:

- Trailheads and gateways should be located based on the overall planning of Sully Woodlands and the surrounding context.

Strategies:

- Locate trailheads and gateways in relation to road access, land use, and anticipated development within the region.
- Identify existing trailheads needing improvement.
- Co-locate trailheads and gateways with existing and proposed facilities to share parking and other provided amenities.
- Provide regulatory, orientation, and interpretive signage.

Theme:

- Emphasize access to waterways, which function as corridors for people and wildlife.

Issues:

- Opportunities are limited to provide access for water-based recreation.
- Increased human activity on and near waterways could potentially impair ecological function and degrade water quality.

Strategies:

- Identify locations appropriate for water access. Pursue acquisition opportunities to improve water access.
- Coordinate with NVRPA to provide access to existing water-based recreation at Bull Run Regional Park.
- Limit water-based recreation to small non-motorized watercraft, such as canoes and kayaks.
- Carefully locate development near waterways to preserve their flow and function.

Theme:

- Preserve and connect large, relatively undisturbed tracts of land which function as greenways. These greenways act as havens for wildlife including rare birds such as the rough-legged hawk and short-eared owl, uncommon mammals like mink and river otter, abundant prey species including mice and eastern meadow voles, and predators like coyotes and northern harrier hawks. There may also be small animals (invertebrates such as insects, spiders, etc.) unique to the region.

Issues:

- High levels of human activity can disrupt sensitive animal species.
- Development fragmenting the large land tracts can impair the function of greenways.

Strategies :

- Limit human access to habitat areas that support sensitive species to appropriate areas and/or times of year to avoid disrupting feeding, roosting, breeding, and other behaviors.
- Manage landscapes for the long-term health of the ecosystems and to allow for the freest possible movement of animal species.
- Seek to acquire adjacent lands to further protect and expand wildlife corridors and allow for uninterrupted movement.

Part 2: Existing Site Conditions & Analysis

I. Land Use Context

A. Planning Concept

A majority of the Sully Woodlands study area falls within the Bull Run Planning District, which includes Centreville and Chantilly. The Fairfax County Comprehensive Plan provides a framework that encourages new residential and commercial development to be concentrated in certain areas, while allowing a large portion of the Bull Run Planning District to remain in low density residential use and as parkland.

The Dulles Suburban Center (along the Route 28 corridor, with access to Dulles Airport), is planned to contain a mix of uses and is characterized mainly by office, industrial, and retail uses. The Centreville area includes a greater mix of retail and residential uses. Most of the existing residentially developed area in the Bull Run Planning District is included in the Suburban Neighborhood classification. Suburban Neighborhoods are predominantly residential in character, containing a wide variety of housing types and densities and neighborhood-serving retail and commercial uses. Other uses, beyond

neighborhood-serving retail, are not generally encouraged. Areas outside of Suburban Neighborhoods are planned and zoned for low density residential uses having 5-10 acre lot sizes and larger. These areas are rural in character and are not served by public sewer or water.

The Park Authority is working with the DPZ to evaluate the Regional Master Plan within the land use recommendations of the County Comprehensive Plan. Once the Master Plan is completed, a determination can be made if any Comprehensive Plan changes are necessary. In addition, 2232 Review applications will be filed for the Planning Commission to determine that the planned park uses are in conformance with the County Comprehensive Plan in terms of location, character and extent.

B. Growth

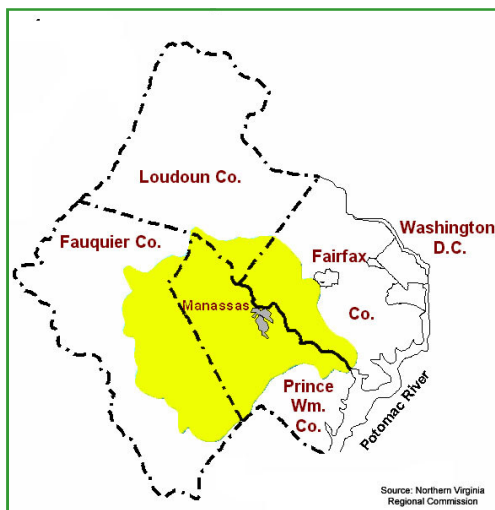
Rapid commercial development occurred in the 1980s as a result of the ease of access to Dulles Airport, which provided an incentive for the location of businesses. Residential development grew to take advantage of the ease of access to I-66 and new employment opportunities in Fairfax Center and along Route 28 and the Dulles Airport Access Road. Growth in the vicinity of Dulles Airport and in the Centreville and Fairfax Center areas has contributed to new development patterns with a full range of commercial, industrial and residential uses.

C. Occoquan Watershed

The entire Bull Run Planning district is located within the Occoquan Reservoir watershed. A major reevaluation of land use in the district occurred as a result of the Occoquan Basin Study in 1982. On July 26, 1982, the Fairfax County Board of Supervisors voted to downzone nearly 41,000 acres in the Occoquan Watershed to protect the County's water supply.

The Occoquan Reservoir provides drinking water to a large portion of the population in northern Virginia. Fairfax County and Prince William County have designated expansive areas of the Occoquan watershed for agricultural or low-density residential uses to protect this valuable resource. In the watershed, the Fairfax County Comprehensive Plan calls for residential densities of .1 to .2 units per acre (or one unit per 5 to 10 acres) and parkland. Similarly, Prince William County has planned low-density residential uses at one unit per five to ten acres and parkland for much of its portion of the watershed.

To the west, Loudoun County has allowed residential developments at densities of 2-4 units per acre, with accessory commercial uses in its portion of the watershed. Pressure to develop at this density continues, as a new rezoning application is under consideration in Loudoun County to build over 170,000 square feet of commercial uses and 1,700 homes on land immediately adjacent to Sully Woodlands. Overall, residential rezonings in Loudoun County within a 5-mile radius of the Sully Woodlands core will result in the addition of over 19,000 homes and over 4.6 million square feet of commercial space. This growth can affect the western and southern portions of the project area in multiple ways including water resource and viewshed degradation and an increase in traffic volume and air pollution.



Location of Occoquan Reservoir Watershed

D. Transportation

The transportation network affecting the Bull Run Planning District is comprised of several elements, many of which relate to more extensive countywide facilities, services, and policies. Major roadways traversing the District include I-66, Route 28 (Sully Road), Route 50 (Lee Jackson Memorial Highway), and Route 29 (Lee Highway). Major arterials include Braddock Road, Pleasant Valley Road, Stone Road, Poplar Tree Road, Westfields Boulevard, and Stringfellow Road. In addition, Pleasant Valley Road was designated as a Virginia byway in 2004. Of these major arterials, planned improvement to four lanes of Braddock, Pleasant Valley, and Walney Roads will impact park property. The planned eight lane improvement to Route 28 will impact Ellanor C. Lawrence Park. The Old Lee Road realignment is planned to bisect Quinn Farm Park (Figure 2—Transportation Plan, p. 44).

The Fairfax County Comprehensive Plan recommends the location of a commuter rail station in Centreville, a north/south corridor with access to Dulles Airport, and a north/south corridor west of Fairfax County that is multi-jurisdictional in nature (also known as the Tri-County Parkway). On November 17, 2005, the Commonwealth Transportation Board selected the "West Two" alignment option for the Tri-County Parkway. The "West Two" route is located west of the Manassas National Battlefield Park and connects Prince William's Route 234 interchange, running north of I-66 to the Loudoun County line and connecting to the Loudoun County Parkway. The proposed Comprehensive Plan alignment was not selected because of the extensive environmental and park impacts; however, the alignment remains on the adopted Comprehensive Plan for Fairfax County. Park Authority joined forces with NVRPA to advocate against the Comprehensive Plan alignment as it was too costly to parks, environmental and cultural resources and to the taxpayer.

The National Park Service seeks to create a Route 29 bypass road to reduce traffic through the Manassas National Battlefield. The original planned alignment for the Manassas Battlefield Park Bypass would have significantly impacted on several park properties. The preferred alignment has been amended to reduce impacts to natural and cultural resources and park land. The environmental impacts of this proposed alignment are reduced; however, the benefits of this alignment have yet to be fully demonstrated.

The Fairfax County Transportation Plan is currently under review. Countywide transportation modeling is currently being conducted and should be released to the public in early 2006. In addition, the Department of Transportation is working closely with the Sully Woodlands staff team in the analysis of traffic impacts.

E. Airport Noise

Airport noise impacts in the Upper Cub Run Community Planning Sector, which extends from Dulles Airport to Braddock Road and from Lee Road to the Loudoun County line, are the most severe of those found in Fairfax County. The substantial noise impacts from Dulles Airport shape the land use plan guidance for this area. An increase in flight operations is anticipated with the planned completion of an additional north-south runway and the possible construction of a second east-west runway. According to the Metropolitan Washington Airports Authority, Dulles Airport will have the capacity to serve 55 million passengers per year when all planned expansions and facility improvements are completed. No set timetable has been established for final build-out, however. Despite the introduction of quieter aircraft into airline fleets, continued major noise impacts, which will restrict the extent and amount of residential development and other noise-sensitive land uses, must be anticipated in this area into the future.

F. Easements

There are many easements existing on park property in the project area. Although easements may have unique restrictions or considerations associated with their uses, they can provide opportunities for resource protection and future recreational use and development (Figure 3—Easements, p. 45).

1. Utility Corridors

Numerous utility corridors cut across and connect parks within the study area. Under utility easements, landowners may undertake any activity within the easement that does not conflict with the utility company's ability to utilize its easement rights. Non-compatible uses generally include buildings and structures, permanent athletic facilities, fencing, permanent plantings, and any other features that may obstruct utility company access and operations. It will be necessary for the Park Authority to discuss any recommended use with the easement holders to determine if conflict exists; most utility companies are willing to consider uses on a case-by-case basis.

2. Storm Drainage Easements

Several storm drainage easements are found within the park inventory units. Generally, activities that interfere with stormwater flow or block maintenance access are generally not permitted, such as buildings and structures, grading, and tree planting.

3. Conservation Easements

There are many conservation easements that either transect or abut Park Authority property. Conservation easements vary widely in their parameters depending on the specific terms associated with resource protection on a property. Typically, new uses and improvements within a conservation easement area are required to have prior written authorization from the appropriate County agency. This includes disturbance of the site such as clearing of vegetation and grading.

II. Environmental Context

A. Geology

The project area is located within the Piedmont physiographic province, characterized by gently rolling topography, deeply weathered bedrock, and a scarcity of rock outcrops. The Piedmont's humid climate accelerates weathering, and bedrock is generally buried under a thick layer of subsoil. In this area, diabase intrusions have resulted in outcrops and boulders in some areas, including two notable outcrops, Rock Hill in Quinn Farm Park and another hill in the Hunter-Hacor Assemblage along Ellick Run. Diabase soils associated with this geological formation have significance regarding natural and cultural resources, discussed in the soils section below.

B. Topography

The overall character of the topography in this area is gently rolling uplands that form bluffs along deeply incised stream valleys. The landform gradually slopes from the north and east to the south and west, draining into Cub Run and Bull Run. The highest point in the project area is approximately 470 feet above mean sea level (MSL) and occurs in the central-eastern portion of the project area in the vicinity of Ox Hill Battlefield. The lowest point, approximately 140 feet above MSL, occurs along Bull Run below the confluence of Cub Run at the southeastern boundary of the project area. Terrain to the west of Cub Run is rougher, with steeper slopes and rock outcrops. To the east, the land is more gently rolling, with steep topography largely confined to the edges of drainageways.

C. Hydrology

The project area encompasses a dense network of drainageways comprising two watershed areas. The principal waterways are Cub Run and Bull Run. Their tributaries include Ellick Run, Flatlick Run, Rocky Run, and Frog Branch, as well as many smaller and unnamed waterways. Ephemeral streams, vernal pools, and wetlands also comprise part of the hydrologic system in the project area.

The entire area drains into the Occoquan Reservoir watershed, which is a primary source of drinking water for the population of Northern Virginia. Some parklands within the area, such as the Hunter-Hacor Assemblage, were acquired by the Park Authority with a goal of protecting the water quality of the Occoquan Reservoir. Development, and the resulting increased impervious surfaces in surrounding areas, raises levels of non-point source pollution and increases the velocity and volume of stormwater runoff. This phenomenon has already compromised the water quality and habitat quality of many waterways in the County, and some of those in the project area.

The project area lies within the larger Chesapeake Bay watershed; water quality in the project area directly affects regional efforts to clean up the Chesapeake Bay. Many of the waterways in this area fall within Chesapeake Resource Protection Areas (RPA) and receive special protection status from the County (Figure 4—Resource Protection Areas, p.46)

D. Soils

Soils in the project area support various plant communities and are suited to different kinds of uses, shaping historical settlement and agricultural patterns as people responded to the types of soils found in the area. In terms of characteristics, three kinds of soils are of particular interest: diabase, alluvial, and hydric.

Diabase soils are composed of particles of fragmented diabase rock. This intrusive, volcanic (igneous) rock is typically found in the Piedmont province of Virginia, which includes the project area. Appearing as outcrops and boulders, diabase is an indicator of particular natural communities, as well as areas rich in archaeological resources. Diabase soils are generally thin, sticky plastic clays with rocks and boulders, often with a perched seasonal high water table. These soils are found in large quantity in the project area, particularly in the western half. They provide conditions favorable to the growth of particular plants and

plant communities that are increasingly uncommon. In terms of cultural history, diabase outcrops were used as a source of material for tools and weapons by Native Americans prior to European settlement. As a result of this prehistoric activity, diabase soils are frequently rich in archaeological resources.

Alluvial soils consist of silty and clayey alluvium eroded from sandstones, siltstones, and shales. These soils are subject to flooding as the seasonal high water table is close to the surface. Permeability is variable to slow. Soil materials range from soft organic silts and clays to dense gravel-sand-silt-clay alluvium, and are seasonally or permanently saturated. Erosion is common along stream banks within alluvial soils. These soils, though wet, are rich for agricultural uses. Areas of alluvial soils were used for farming, and cultivated fields were present along Cub Run and Rocky Run in the 1860s, and remained so until the mid twentieth century.

Hydric soils may occur in low areas within the alluvial types described above. These soils are saturated or flooded with water for enough of the growing season to develop anaerobic conditions. Wetland plant communities are found in hydric soils. Often, these soils occur in drainageways and footslopes, and have a high water table, shallow bedrock, and slow permeability.

E. Flora and Fauna

1. Plant Communities

The natural vegetation of the project area has been altered since pre-settlement through a long history of clearing, agriculture, logging, and other activities. Most Piedmont forests were repeatedly cut or have regenerated on former agricultural lands, some of which were abandoned more than 150 years ago. Recently disturbed Piedmont forests tend to have a large component of pines and shade-intolerant hardwoods. The composition of more mature

hardwood forest communities varies with soils and topography. The following plant communities are present in the project area:

Acidic Oak-Hickory Forest is found in upland areas, dominated by 60-70 year old oaks. Hickory, holly, ash, ironwood, blueberry, and viburnum are among the species found here. Invasive species are generally absent.

Basic Oak-Hickory Forest is a mature forest community that occurs on diabase soils. The presence of acidic soils derived from hard volcanic rock that underlies some of the area results in this globally rare plant community only found in parts of Northern Virginia and Southern Maryland. Oak and hickory are the dominant canopy trees, while the shrub layer includes dogwood, redbud, viburnum, pawpaw, and blueberry. Rare and endangered plants are found in this context, and relatively few invasive species are present.



Basic Oak-Hickory Forest

Upland Depressional and Alluvial Forests are mature forest types that occur primarily in low-lying, permanently or seasonally wet soils. Canopy trees include oaks, ash, hickory, slippery elm, black gum, and tulip poplar; other trees found in this community include persimmon, black cherry, hackberry, pawpaw, sycamore, and Virginia pine, and in the shrub layer, blueberry, dogwood, viburnum, and blackberry. Groundcovers include some invasives such as Japanese stilt grass, wild strawberry, tall fescue, and Japanese honeysuckle.

Coniferous Woodlands are dense young (5-20 year old) woodlands that have grown up on old fields, and are primarily composed of Eastern redcedar and Virginia pine saplings. They will eventually develop into oak-hickory forests. Little understory or shrub layer is present; invasive species are usually present such as multiflora rose and bush honeysuckle.

Field and Hedgerows or “old field” communities include areas that were under cultivation but have gone out of agricultural use in the last few years. Open in character, this community is predominantly native and non-native graminoids and forbs, with some saplings of Eastern redcedar, persimmon, black gum, viburnum, autumn olive, and some rare herbaceous species present. Old field complexes are among some of the fastest disappearing habitat in the region and host a great variety of wildlife.

Wetlands in the project area fall within areas of alluvial and hydric soils. The vast majority of identified wetlands are palustrine or riverine deciduous forest wetlands that are flooded for part of the year. A few upland depressional swamps, a plant community described above, are found in the western part of the project area.

2. Wildlife

The project area includes large, interconnected patches of habitat in a region otherwise being quickly developed. Access to the Occoquan Reservoir is crucial to healthy wildlife populations in this area. Fauna include 618 identified species of mammals, reptiles, amphibians, birds, and butterflies in/around the Hunter-Hacor tract. Wildlife include, among others, beavers, foxes, bobcats, deer, bats, and many species of birds including owls and wild turkey.

Some of the parklands in the project area comprise large and increasingly uncommon patches of habitat that support endangered, rare, and threatened animal species present in the Sully Woodlands project area. These areas are

particularly crucial in a region with a fast rate of development where many large parcels have already been subdivided, cleared, and built up. Endangered terrestrial communities include low-elevation basic outcrop barrens, upland depression swamps, and basic oak-hickory forests.

A number of rare, endangered, or threatened species are associated with the project area. Flora include the earleaf foxglove, purple milkweed, flat-stemmed spike rush, grove sandwort, stiff goldenrod, hairy beardtongue, Torrey’s mountain-mint, and white heath aster. Rare and threatened species of fauna associated with the project area include one vertebrate, the wood turtle; invertebrates include the Manassas stonefly, yellow lance, and brook floater.



Red-tailed hawk found in Sully Woodlands

III. Historic Context

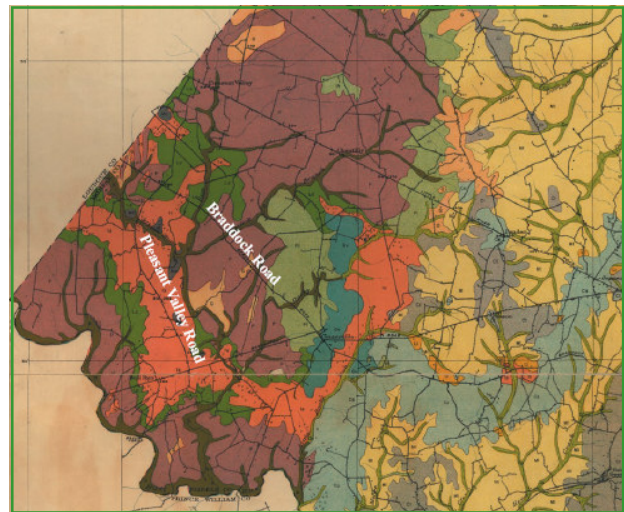
Significant prehistoric and historical archeological sites occur throughout Fairfax County. Prehistoric sites date back to the Paleo-Indian Period (10,000-8,000 BC) through the Late Woodlands Period (1000-1600 AD). The earliest inhabitants were hunters and gatherers, who migrated in search of resources. In the Woodland Period, with the introduction of horticulture, there were more permanent settlements, the introduction of pottery and the development of more complex political systems. Some of the richest sites are located along Cub Run and its tributaries, such as Elklick Run. Sites include temporary campsites, resource procurement sites, quarries,

and more long-term habitations. Numerous sites are known within the Sully Woodlands assemblage and there is a high probability for other significant sites to be present within the boundaries of the Sully Woodlands assemblage.

European settlement of Northern Virginia began in 1649. Many of the early land grants in the area were for relatively small tracts of land ranging from 200 to 500 acres. According to deed research, there may have been people occupying parts of the project area as early as the 1740s. Throughout the 18th century, this agrarian region specialized in tobacco, but by the 19th century, much of the soil was exhausted and grains were planted instead. In response to cheap land values, migration from Pennsylvania, New York, and Europe precipitated an agricultural revival beginning in the 1840s. The Civil War years decimated the area, but it returned to successful farming after a few years. The environs of Sully Woodlands were sparsely populated in the 18th and 19th centuries, and most likely ranged from slaves, tenants, or poor farmers to middle class farmers. Wealthier property owners connected to the area generally lived elsewhere.

Transportation corridors throughout the project area are quite old. Braddock Road, once known as Mountain Road, is the most notable, having been established by 1729, though it was an old Native American trail predating European settlement. Pleasant Valley Road was established in the early 20th century. Remnants of the uncompleted Manassas Gap Railroad transect the park, running perpendicular to Pleasant Valley Road. By the early 20th century, transportation improved and Washington, DC suburbs expanded into Northern Virginia. World War II brought development to the eastern part of the County, however the western area remained virtually unchanged. After World War II, the number of farm residents declined by half. The rural character of the area was further eroded by the construction of Dulles Airport, the Capital Beltway, and Interstate 66.

The types of potential resources in the project area include 18th and 19th century domestic and agricultural sites. These sites might include small houses, barns and other agricultural structures, lean-to shelters for animals, fence lines, cabins, small shacks, privies, or wells. There is also high potential for the presence of a wide range of Civil War-related resources in the project area including encampments, fortifications, observation posts and small activity areas. Field reconnaissance surveys and systematic subsurface archaeological testing will be necessary to determine the actual presence or absence of potentially significant archaeological resources.



1915 Map

IV. Resource Sensitivity Analysis Summary

In the Landscape Assessment, JMA conducted a resource sensitivity analysis to highlight key factors that should be taken into account when planning for future park use and development. Parks ranking highest in resource significance and sensitivity indicate the greatest need for careful planning and sensitive site design, and generally correspond to the level of resource protection or recognized need for mitigation of recreational use and development impacts. It is important to note that a high ranking in resource significance does not necessarily indicate that the entire park area should be preserved, but that recreational use and

development must be appropriate to particular landscape characteristics and site constraints.

The sensitivity analysis consisted of the following components:

- **Natural Resource Sensitivity**—The natural resource sensitivity analysis delineated and evaluated each park’s habitat sensitivity, quality of water resources, and soil sensitivity. The resulting values for each park indicate a wide range of conditions for the parks in the project area, and a wealth of sensitive natural resources. High-ranking parks are relatively large in size and include significant water resources as well as areas of diabase soils.
- **Cultural Resource Sensitivity**—The cultural resource sensitivity analysis delineates and evaluates each park’s relative resource concentration, importance, and ability to convey the interpretive themes represented within the study area. A high ranking for cultural resource sensitivity indicates a concentration of known cultural resources.
- **Visual Resource Sensitivity**—The visual resource sensitivity analysis evaluates each park’s visual distinctiveness, intactness, and the current or potential effects of modern intrusions within the viewshed from key points within each park. The highest-ranked parks include distinctive scenic focal points, a high level of intactness, and/or large areas that are visually cohesive.

The composite resource sensitivity analysis is comprised of the combined results of the cultural, natural, and visual resource sensitivity studies. In general, the highest-ranking parks are either large, undeveloped parks encompassing many resources or smaller parks

including one highly significant resource within their boundaries. Each of the parks with a high overall ranking includes multiple distinctive and sensitive features from important water resources, to rare habitat areas, to cultural sites with recognized importance. Parks with a high ranking include:

BOS Transfer #13
Cub Run Stream Valley North
Cub Run Stream Valley South
Eagle
Elklick Woodlands Natural Area Preserve
Ellanor C. Lawrence Park
Horne
Hunter-Hacor Core
Lanes Mill
Mt. Gilead
Quinn Farm
Sully Historic Site

The majority of parks fell within the center of the ranking range. The 17 moderate-scoring parks vary widely in character, ranging from large, undeveloped woodland parks with few previously-identified cultural resources, to stream valley parks, to mid-sized parks with some recreational development. Most of these parks encompass at least one specific type of sensitive resource, and some have the potential for more, depending on future research efforts. Parks with moderate scores include:

Cardinal Forest-Pleasant Valley West
Centreville Military Railroad
Chalet Woods
Coscan Brookfield
Cub Run
Flatlick Run Stream Valley
Frog Branch Stream Valley
Goochland
Greenbriar
Old Centreville Road
Ox Hill Battlefield
Pleasant Hill
Poplar Tree
Richard W. Jones
Rocky Run Stream Valley East

Rocky Run Stream Valley West
 Stephens
 Virginia Run-Hacor Proffer

Thirteen parks ranked low. These were all relatively small parks in developed, suburban settings. Most include developed recreation areas. While some of these parks can include small areas of resources, such as wetlands, they contain no large, highly sensitive resources. Many of these parks are in the eastern part of the project area. Parks with low scores include:

Centre Ridge
 Centre Ridge North
 Chantilly
 Chantilly Library Site
 Fair Oaks
 Fair Ridge
 Fair Woods
 Fox Valley
 Franklin Farm
 Franklin Glen
 Greenbriar Commons
 Navy Vale
 Stone Crossing

V. Park and Recreation Need

Need for park and recreation facilities is determined through long range planning efforts. The Park Authority tracks inventory of facilities and land, looks at recreation and leisure trends, surveys County resident recreation demand, and compares itself with peer jurisdictions to determine reasonable need. The most recent countywide Needs Assessment analysis was completed in 2004.

As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and for typical recreational use facilities such as rectangle fields (1 per 2,700 population), playgrounds (1 per 2,800 population), neighborhood skate parks (1 per 106,000 population), neighborhood dog parks (1 per 86,000), reservable picnic areas (1 per 12,000 population) and nature centers (.04 square feet per person).

Park and recreation need for the Sully Woodlands Service Area was determined by looking at current and forecasted population, taking an inventory of existing facilities and applying service level standards to identify areas of surplus and deficits.

A. Service Area

The Sully Woodlands Service Area includes all of the Sully Woodlands project area, which is defined by the Cub Run and Bull Run watersheds, plus additional areas outside the watershed boundaries that include the neighborhoods most likely to be served by the parks in the project area. Specifically, the Service Area is comprised of all of the Metropolitan Washington Council of Governments (MWCOC) Traffic Analysis Zones (TAZs) that fall completely within or intersect with the watershed boundary, plus a few additional TAZs that are just beyond the watershed boundary. This area represents about 15 percent of the Fairfax County land area.

In 2005, there are approximately 159,000 people living within the Sully Woodlands Service Area, representing about 15 percent of the Fairfax County population. By the year 2015, this number is expected to grow to about 180,000, an increase of nearly 12 percent.

B. Need Deficits

As the Park Authority is one of many countywide providers of park and recreation facilities and services, its responsibility to address citizen needs, as expressed in the Countywide standards, is reflected through the adoption of Park Authority contribution levels over the next ten years. Contribution levels represent goals for the agency to provide its share of needed facilities and parkland through 2015, while other entities (schools, private recreation providers, NVRPA) will provide for the unmet need. The following are Park Authority-endorsed Countywide contribution levels for key park and recreation facilities:

- Trails—75 miles
- Rectangle Sports Fields—95 fields
- Diamond Ball Fields—13 fields
- Reservable Picnic Areas—55 sites
- Multi-Use Courts—12 courts
- Neighborhood Dog Parks—6 sites
- Neighborhood Skateboard Parks—9 sites
- Nature Center Space—13,070 sq ft

Sully Woodlands offers opportunities to develop facilities that can satisfy a portion of the Park Authority contribution to the identified need. Based on the adopted service level standards, the Sully Woodlands service area has a current deficiency of 24 rectangle fields, 58 multi-use courts, 32 playgrounds, five youth softball fields, three adult baseball fields, two neighborhood dog parks, and two neighborhood skate parks, though it is assumed that some of those facilities will be provided by other entities. There is also a need for more trails, larger picnic shelter areas for group use and additional nature center space. As the population grows in the future, these deficiencies will increase.

VI. Existing Condition by Park Unit

As part of the landscape assessment, JMA completed a through inventory and analysis of the existing conditions of all park properties within Sully Woodlands. The information is based on existing documents, GIS analysis, and field reconnaissance surveys. A land cover map was developed to illustrate existing conditions (Figures 5-9—Land Cover, pp.47-51). The following table (Table 1—Summary of Existing Conditions by Park Unit, p. 26) provides a snapshot of the existing conditions by park unit.

Table 1—Summary of Existing Conditions by Park Unit

Park Unit Name	Existing Facilities ³	Easements/ Restrictions	Significant Natural Resources	Significant Cultural Resources ⁴	Significant Visual Resources
BOS Transfer # 13		•	•	•	•
Cardinal Forest -Pleasant Valley		•	•		•
Centre Ridge		•			
Centre Ridge North	•				
Centreville Military Railroad		•		•	
Chalet Woods	•				
Chantilly		•			
Chantilly Library Site	•				
Coscan Brookfield		•	•		•
Cub Run	•	•	•		
Cub Run Stream Valley N		•	•	•	
Cub Run Stream Valley S		•	•	•	•
Eagle			•		•
Elklick Run		•	•		•
Ellanor C. Lawrence Park	•	•	•	•	•
Fair Oaks			•		
Fair Ridge	•	•			
Fair Woods					
Flatlick Run Stream Valley			•	•	
Fox Valley		•			
Franklin Farm	•				
Franklin Glen	•				
Frog Branch Stream Valley		•	•		
Goochland		•	•	•	•
Greenbriar	•	•	•	•	
Greenbriar Commons	•				
Horne		•	•	•	•
Hunter-Hacor Core			•	•	•
Lanes Mill			•	•	•
Mt. Gilead				•	•
Navy Vale					
Old Centreville Road				•	•
Ox Hill Battlefield				•	•
Pleasant Hill	•		•	•	
Poplar Tree	•		•	•	
Quinn Farm			•	•	•
Richard W. Jones	•		•	•	•
Rocky Run Stream Valley E			•	•	
Rocky Run Stream Valley W			•	•	
Stephens			•		•
Stone Crossing		•			
Sully Historic Site	•		•	•	•
VA Run-Hacor Proffer		•	•	•	•

³ Excludes trails.⁴ Includes only identified cultural resources.

Part 3: Recommendations

I. Management Guidelines

The recommended guidelines were developed in consultation with the findings in the Landscape Assessment. Many expand on the strategies previously presented and are intended to preserve the unique resources and character of the region. These are general guidelines for developing park sites, while protecting existing resources. All final planning and development decisions should be determined by additional field analysis.

A. Stewardship

1. *Natural Resources*

a) Natural Communities

- Avoid disturbance or any development that will reduce patch size in forest patches of more than 100 acres and meadow patches of more than 50 acres.
- Prior to any development activities, areas should be inventoried for sensitive resources and, if found, state and federal guidelines for avoidance and minimizing impacts to those resources should be followed.
- Mitigate any changes to forest areas of 50-100 acres, or meadow habitats of 25 to 50 acres.
- Replant native forest or meadow species to offset removal of vegetation.
- Encourage the creation of wildlife corridors linking discontinuous forest patches as a part of development plans where appropriate.
- Avoid trail development within 100 feet of identified rare species sites.
- Mitigate any changes affecting conservation sites designated by Virginia DCR as having a biodiversity rank of B4 or B5.
- Identify specific resource management needs of rare species that

require certain conditions to exist (for example, rare species that require prescribed burning to propagate), or are particularly susceptible to certain kinds of damage in order to determine compatible uses and management regimes for the specific site.

b) Water Resources

- All mitigation for impacted water resources should occur within the watershed.
- Mitigate any changes that may affect the habitat quality of stream corridors.
- Consider revegetating land in water resource areas not currently in native vegetation.
- Minimize impacts of trail and access development on surface water, soil permeability, native vegetation, and overland sheet flow of water.
- Mitigate development that affects any hydric soils determined not to be wetlands. These soils are poorly drained and tend to have a high water table.
- Implement sustainable stormwater management methods.
- Avoid clearing vegetation or developing land in Chesapeake RPAs.
- Preserve federally recognized wetlands as identified in the National Wetlands Inventory.
- Comply with the Fairfax County Stream Protection Strategy (SPS) goals and recommendations for mitigating development in the three management areas defined in the SPS.
- Support Cub Run and Bull Run Watershed Plan recommendations and coordinate with DPWES to implement projects on Park Authority property.
- Inventory vernal pools in each park and add them to protected water resources.

- Investigate areas of hydric soils, prior to planning any development that would affect them, to determine whether they contain wetland hydrologic patterns or hydrophytic plant communities. Document these areas and recommend them for inclusion in the National Wetland Inventory database. Preserve the areas subsequently identified as wetlands.

c) Soils

- Avoid disturbance in areas designated as highly erodible soils (erosion class 3); also areas of diabase and upland alluvial soils that are determined to support rare species or unusual plant communities, or that cover small areas lying within a larger, intact plant community.
- Use appropriate stormwater mitigation strategies for all new uses.
- Retain or install a vegetated buffer of appropriate native riparian species along waterways and wetlands wherever nearby development occurs.
- Mitigate impacts on areas of diabase and upland alluvial soils that have been determined to not support rare species or unusual plant communities. These soils, like hydric soils, tend to be poorly drained and have a high water table; implement low impact stormwater management methods.
- Mitigate impacts of disturbance within areas of moderately erodible soils (erosion class 2). Use minimal grading and revegetate areas impacted by development.
- Consider revegetating areas of sensitive soils wherever possible with appropriate native species.
- Investigate diabase and upland

alluvial soil areas through a field study to determine the presence of rare species and unusual plant communities associated with these soil types prior to planning any development that would affect them.

2. Cultural Resources

a) Concentration

- Uses in areas with a high concentration of known cultural resources should be limited to interpretive and educational use that does not compromise the resources.
- Active and intensive uses should be avoided in areas with a high concentration of known cultural resources.
- Protect and preserve archaeological resources in place. The preferable mitigation measure for potentially significant cultural resources is avoidance. If there is no alternative other than the disturbance of potentially significant cultural resources, mitigation measures should be developed using a research design for the documentation, data recovery excavations, artifact curation, report preparation and public interpretation of the area to be mitigated.
- As part of the planning of any development, a cultural resource survey should be conducted to locate and identify any existing cultural resources. This will allow for the identification of resource protection areas and areas that may be developed.
- Investigate areas with resource potential to determine the presence or absence of cultural resources. Focus in particular on areas that are identified as having high potential for cultural resources, but where Phase I

archaeological surveys have not yet been undertaken.

b) Importance

- Make every attempt to avoid disturbance to resources that are eligible or listed in the National Register of Historic Places, Virginia Landmarks Register or Fairfax County Inventory of Historic Sites. Mitigate and plan appropriately for new uses that impact National Register eligible or listed, or Virginia State Register listed features, National Register historic districts, and County Historic Overlay Districts.
- Avoid non-compatible uses such as active recreational development on or within the viewshed of important sites.
- Mitigate the impacts of any limited, low-impact, passive uses on important resources, such as those needed to provide desired interpretive access to National Register listed sites.
- Before considering any new uses or facilities at National Register eligible or listed sites, or within Historic Overlay Districts, ensure changes would not affect the historical integrity of the site or district. Changes that adversely affect a National Register listed site or district may subject it to de-listing and loss of benefits associated with being listed in the National Register.
- Before considering any new uses or facilities within Historic Overlay Districts, ensure that proposed changes are compatible with the County's regulations for the historic district, and are subject to the appropriate review process.
- Ensure that impacts to National Register or Virginia Landmarks Register listed sites, or potentially eligible sites, are subject to Section

106 compliance review, as appropriate (if Federal funding or permits are involved in the project).

- If an existing historic building is adaptively reused as a support structure, consult the Secretary of the Interior's Standards for the Treatment of Historic Structures for appropriate mitigation.

3. Visual Resources

- Where cultural and natural resources create highly distinctive views, these views should be preserved by not locating intrusive features within their viewshed.
- Avoid placing intrusive features within areas having a high level of visual intactness.
- Install vegetative buffers as visual screens to surrounding areas when necessary.
- Consider the impacts to parks having high viewshed quality before removing or clearing vegetation within the park; and when visually intrusive development may occur on areas of land bordering the park and within its viewshed.
- Add or maintain vegetative buffers as visual screens when necessary to protect park views from surrounding intrusions.
- Work with landowners to secure scenic easements on adjacent undeveloped lands that are within a park's viewshed.

B. Recreation Development

1. Athletic Fields

- Develop fields in areas that are conveniently accessible to residents in the service area.
- Coordinate with the DOT and the VDOT to ensure adequate and safe access.
- Evaluate feasibility of installing

artificial turf and lights at existing fields and schools sites to maximize use.

- Construct new fields in areas cleared of vegetation requiring minimal tree removal, when possible.
- Conduct archaeological study prior to construction of athletic fields to avoid disturbing sensitive cultural resources.
- Locate away from interpreted cultural features to protect interpretive value of these sites.
- Provide adequate on-site parking areas to reduce unsafe on-street parking situations and parking in adjacent residential neighborhoods.
- Cluster fields where possible and provide amenities such as lighting, bleachers, restrooms and concession stands.
- Provide a minimum 50-foot vegetative buffer when adjacent to residential areas.

2. Community Serving Park Uses

- Provide local park facilities in proximity to neighborhoods and existing or potential trails.
- Develop local parks in areas that are lacking sensitive wildlife habitat, are not located in sensitive watersheds or resource protection areas, and do not have highly sensitive soils.
- Construct new facilities in areas that require minimal removal of trees.
- Provide visual screening when developing athletic courts or other local park uses in proximity to interpreted historic features to protect the interpretive value of a site.
- Provide one off-leash dog park facility within the project area. These fenced areas vary in size, depending on the number of dogs they are intended to

accommodate, but generally should be a minimum of one acre. Dog parks should not be located in areas where they would impact sensitive wildlife communities.

- Provide one neighborhood skate park in the more densely populated areas of the region with trail access, preferably near middle and/or high schools.
- Archaeological survey should be conducted prior to the construction of any facility that would require ground-disturbing activity.
- Provide a minimum 50-foot vegetative buffer when adjacent to residential areas.

3. Special Uses

- Determine uses on a site-specific basis for areas identified for special uses. Potential uses may include, but are not limited to, reservable picnic areas with pavilions, model airplane and model rocket flying areas, orienteering areas, outdoor education areas, nature/research centers, visitor centers, and wildlife rehabilitation facilities.
- Encourage public-private partnerships to share in development costs and management of special use facilities.
- Additional investigation is necessary to determine whether site conditions, such as proximity to Dulles Airport, limit potential locations for certain special use facilities.

C. Education and Interpretation

1. Interpretive Value

- Balance resource sensitivity and interpretive value when considering appropriate uses and degree of access to resources.
- Consider developing interpretive uses

in parks having resources with high interpretive value. Take into consideration the sensitivity of resources and weigh the best way to protect individual resources. If necessary, restrict visitor access to sensitive resources.

- Impacts to resources can be mitigated by designing and situating new additions or alterations to the landscape in such a way as to not destroy historic materials, features, and spatial relationships that characterize the landscape.
- Design new construction to be a product of its time, and compatible with adjacent historic resources in materials, size, scale and proportion, and massing. Differentiate new work from historic structures.
- Consider adaptive reuse of existing buildings and structures as part of the facility.
- Consider making new structures compatible with local traditions of design and material, and construct them of locally-available and indigenous materials such as stone and wood.
- Design and situate new additions and alterations to the landscape in such a way that, if removed in the future, the essential form and integrity of the landscape would be unimpaired.

2. Interpretive center/Research Center

- Locate a new regional-scale, permanently staffed interpretive center facility in the project area, proximate to the large natural areas west of Route 28 and south of Route 50 in the Sully Woodlands region. The planning and design of the interpretive center should do the following:
 - Design facility so as not to intrude upon nearby natural resources, while still providing nature

viewing and educational opportunities. Green building technique and materials, low impact development measures, and best management practices should be incorporated as possible

- Provide a minimum building area of at least 6,000 square feet to accommodate visitor services, educational programs, and research and storage facilities.
- Provide a visitor and staff parking area large enough to accommodate a minimum of 30 vehicles.
- Provide outdoor facilities such as educational or interpretive areas, including trails and nature viewing stations.
- Provide screening as needed to protect viewshed.
- Develop a gateway to the trail and interpretive network.
- Limit lighting to parking and building perimeters.



Example of Interpretive Center

- Provide staff based in the interpretive center to manage non-recreational parkland, provide educational and visitor services, conduct research and natural resource management activities, and work with state staff in the management of the Elklick Woodlands Natural Area Preserve.
- Provide opportunities to work with staff from educational institutions, specialty organizations and others to become a regional research facility and outdoor lab.

3. Signage and Interpretation

- Provide interpretive, regulatory, and directional signs at trailheads, gateways, important interpretive sites, major public facilities and recreation areas.
- Provide information about Sully Woodlands through brochures, kiosks, and programs at existing facilities at Ellanor C. Lawrence Park, Sully Historic Site, and the Cub Run RECenter.
- Develop camps, classes and other programs that take advantage of the rich natural and cultural resources of the region.
- Provide pavilions, picnic areas and other amenities as a base for camps and classes in areas where no other facilities are located.
- Provide trail connections, parking, and other visitor amenities at interpretive sites.



D. Connectivity

Develop an overall trail plan for Sully Woodlands addressing all elements of connectivity. Initial trail connections have been identified through staff and public input from the workshop series. Connections should be refined and expanded in the trail plan (Figure 10—Planned Trail Connections, p. 52).

1. Greenways

- Seek to acquire additional land to create protected corridors between large tracts of parkland.

- Protect streams, wetlands, and floodplains by providing parkland buffers around them.
- Protect highly sensitive wildlife habitat areas from development.

2. Blueways

- Identify water features that have adequate water depth, gently sloping shorelines, and relatively close access to parking that may be appropriate to serve as “blueways” or water corridors for recreation.
- Identify areas with a stable surface and gentle enough grade to allow put-in of small watercraft.
- Fishing docks should be simple wooden structures with wooden pilings. Due to the small-scale of the water features within the project area, concrete docks are not appropriate.

3. Multi-use Trails

- All planning and development projects within the project area should include trail connections, including internal park trails from facility to facility as well as connections between park units.
- At major and secondary road crossings, evaluate the need for signalized crossing and other safety measures.
- Make use of existing utility easement corridors where possible to provide trail connections.
- Provide adequate buffer between trail and identified sensitive resources.
- Prior to any trail construction the area should be examined for the presence of cultural resources.
- Avoid locating trails on or near sensitive cultural resources that need protection.
- All trails should be sited in the field.
- Trail surface should be selected for use and sustainability. A range of trail surfaces should be provided in the project area.

4. Equestrian Trails

- Locate in areas that can accommodate necessary horse trailer parking and other equestrian amenities such as watering areas and washing/grooming areas.
- Provide connections to existing equestrian facilities and trails in the area.
- Provide and maintain adequate width and vertical clearance. Partner with citizen volunteers to assist in trail maintenance.
- Grades should generally not exceed 5 percent, but may be up to 10 percent for short stretches.
- Avoid locating trails within sensitive plant communities and habitat conservation areas to reduce the spread of weedy and exotic invasive plants, which may be carried into sites via hooves and manure.

E. Operations and Management

- Develop an overall operations and management plan to address all elements of managing the parkland within Sully Woodlands. The document should establish clear strategies for operating Sully Woodlands and set priorities for expanded operations and management activities.
- Coordinate management and operations of unstaffed parks in Sully Woodlands through Area 5 Management. Area Management will manage sites cooperatively with other agency divisions as appropriate.
- Increase staffing, equipment inventories, and operation budgets proportionate to any increases in the number of facilities to sustain service levels.
- Improve Area 5 shop and yard to allow for storage of materials, equipment, and supplies required for daily operations.

- Employ environmentally sensitive management practices.
- Develop and implement strategy for resource management.
- Develop volunteer program to assist in appropriate management activities, such as trail maintenance, stream clean-up, or invasives removal.

II. Use Recommendations

Recommendations for each park unit have been organized into four use zones. These zones are derived from the types of resources and their sensitivity level, existing site conditions, and context. These zones correspond to the type or intensity of recreation development appropriate in each area, based upon the needs assessment and potential impacts associated with each use. In addition, points of interpretation, gateways, and trail connections are identified. Together, all these elements create a framework for the park network in Sully Woodlands (Figures 11-15—Land Use Recommendations, pp. 53-57).

The delineation of these zones, gateways, points of interpretation, and trail connections illustrate the approximate location of uses and is intended to provide general guidance for planning purposes. Further site analysis will be required to determine the specific locations of facilities.

A. Region-wide Recreation Zone

This zone consists of the most intense recreation development including multi-use rectangle fields, diamond fields, and golf courses, including associated parking, stormwater management, trails, and visitor amenities such as restrooms and water fountains. These facilities are expected to draw users from across the project area. New region-wide recreation zones are recommended in areas with fewer and/or less sensitive resources. Proposed athletic fields are recommended to be lit and irrigated. Artificial turf should also be considered for rectangle

fields to maximize use. Though the actual number cannot be determined until further design and site engineering is completed, it is estimated that the number of new athletic fields to be provided ranges from a minimum of 10 to a maximum of 25.

Complementary local park uses, such as multi-use courts, playgrounds, tot lots, neighborhood skate parks, and picnic pavilions are appropriate for this zone. A 50-foot vegetative buffer should be provided where adjacent to residential areas to limit noise and visual impact.

B. Community Serving Recreation Zone

The community serving recreation zone contains recreation development that is less intense and with a smaller footprint than the region-wide recreation zone. The zone tends to be located within walking distance to residential neighborhoods. Appropriate uses for this zone include multi-use courts, playgrounds, tot lots, tennis courts, dog parks, neighborhood skate parks, picnic areas, open play areas, trails, and basic visitor amenities. Some facilities may be lit, such as multi-use courts or skate parks. Some facilities may require parking, vehicular access, and stormwater management. A 50-foot vegetative buffer should be provided where adjacent to residential areas to limit noise and visual impact.

C. Special Use Zone

Special use zones have site constraints that limit potential development, but may contain unique features and be appropriate for specific uses. Development with relatively small footprints, such as an interpretive center, reservable picnic pavilions, and equestrian support facilities are recommended for many of the special use zones. Additional field investigation is needed to determine the appropriateness of other uses in these zones.

D. Resource Stewardship Zone

Resource stewardship zones contain sensitive natural and cultural resources requiring protection. Preservation and management activities are the main priority in resource stewardship zones with most new uses not recommended for these areas. Depending on site conditions, limited development for interpretive purposes may be appropriate including trails, signage, and basic visitor amenities. Due to sensitive resources, public access may be limited in particular areas.

E. Points of Interest

Numerous points of interest have been identified to form the basis of the interpretive network. These points include historic sites, existing facilities with interpretive potential, and scenic resources. The sites will serve as the backbone for the overall interpretive program at Sully Woodlands. As further resource reconnaissance is completed, additional points of interest will be incorporated.

F. Gateways

Gateways are located where multiple trails converge providing an opportunity for an orienting/hub point for trail users. Many identified gateways are co-located with other facilities such as Cub Run RECenter, Ellanor C. Lawrence Park visitor center, or the interpretive center. In addition to orientation and interpretive signage, parking and visitor amenities such as restrooms benches, bike racks, and small shelters should be provided.

G. Major Trail Connections

All the park elements are tied together by several major trail connections allowing Sully Woodlands to function as a system. The connections will consist of a variety of trail types and surfaces, some already existing within parkland or along roads. Land acquisition may be needed to complete some connections.

III. New Development Recommendations by Park Unit

Based on the existing conditions and analysis, development possibilities were recommended for each park unit, presented in the following table (Table 2—New Development Recommendations by Park Unit, pp.). These recommendations only address additional facilities and do not include existing facilities or all management and interpretive activities. Trails are anticipated at all park sites and, therefore, are not included in the table. Subsequent planning and design will be needed to further refine all recommendations.

Table 2—New Development Recommendations by Park Unit

Highlighted text denotes Core Properties

Park Unit	Zone	New Development Possibilities
BOS Transfer #13	Resource Stewardship Zone	Interpretation coordinated with Manassas National Battlefield Park, equestrian trail connections
Cardinal Forest-Pleasant Valley West	Resource Stewardship Zone	
Centre Ridge	Local Park Use Zone	Limited opportunity to add a court or small dog park area
Centre Ridge North	Athletic Recreation Zone	Upgrade existing open field to athletic field
Centreville Military Railroad	Resource Stewardship Zone	Interpretation
Chalet Woods	Local Park Use Zone	Limited opportunity for additional local park uses.
Chantilly	Athletic Recreation Zone	New athletic fields
Chantilly Library	Athletic Recreation Zone	Multi-use courts, skate park or dog park. Additional parking to support Chantilly Park uses. Recommend replanning Chantilly and Chantilly Library together.
Coscan-Brookfield	Resource Stewardship Zone	
Cub Run RECenter	Special Use Zone	Gateway location. Playground, tot lot, picnic areas. Maintain plan for Field House.
Cub Run Stream Valley North	Resource Stewardship Zones	
	Local Park Use Zone to east along Route 28	Multi-use courts, open play areas, picnic areas
	Local Park Use Zones to west	Playground, tot lot, open play areas
Cub Run Stream Valley South	Resource Stewardship Zone	Gateway location at Route 29.
	Local Park Use Zone	Multi-use courts, dog park
Eagle	Local Park Use Zone (Accessible via cul-de-sac)	Tot lot, multi-use courts
	Resource Stewardship Zone	Interpretation
Elklick Woodlands Natural Area Preserve	Resource Stewardship Zone	Interpretation as recommended in Natural Resource Management Plan to be completed
Ellanor C. Lawrence Park	Resource Stewardship Zone	Gateway location. Recommend initiating a new master plan.
	Local Park Use Zone	
	Athletic Use Zone	
Fair Oaks	Local Park Use Zone	Open play area, picnic area, multi-use courts, playground, dog park
Fair Ridge	Resource Stewardship Zone	
	Local Park Use Zones	Playground, tot lot, multi-use courts

Table 2 con't—New Development Recommendations by Park

Park Unit	Zone	New Development Possibilities
Fair Woods	Athletic Recreation Zone	Athletic field
	Local Park Use Zone	Local park uses (playground, tot lot, multi-use courts, picnic area), with parking.
Flatlick Run Stream Valley	Athletic Recreation Zone	Athletic field
Fox Valley	Athletic Recreation Zone	Athletic field (parking co-located at school)
Franklin Farm	Athletic Recreation Zone	
Franklin Glen	Athletic Recreation Zone	
Frog Branch Stream Valley	Local Park Use Zone	Playground, tot lot, open play area, picnic area
Goochland	Special Use Zone	Maintain plan for Cub Run RECenter Field House.
Greenbriar	Athletic Recreation Zone	Playground, picnic area, multi-use courts
Greenbriar Commons	Local Park Use Zone	
Horne	Special Use Zone (south of Bull Run Post Office Road)	Interpretation coordinated with Manassas National Battlefield Park. Only feasible location for a model airplane flyover area, pending archaeological studies.
	Special Use Zone (north of Bull Run Post Office Road)	Southern Gateway to Sully Woodlands--parking, horse trailer parking, kiosks, reservable picnic pavilions.
	Resource Stewardship Zone	Interpretation, water access to Bull Run, equestrian trail connection to Manassas National Battlefield Park
Hunter-Hacor Core	Resource Stewardship Zone	
	Special Use Zone (south of Brad-dock Road)	Could accommodate a small model rocket launch area, pending archaeological study.

Table 2 con't—New Development Recommendations by Park

Park Unit	Zone	New Development Possibilities
Hunter-Hacor Core (con't)	Special Use Zone (accessed via Pleasant Valley Road)	Gateway location. Interpretive Center with a nature-viewing deck and/or tower functioning as a base for Sully Woodlands resource management.
	Special Use Zone (accessed via Loudoun County)	Equestrian riding ring and horse trailer parking, orienteering, managed hunts and/or natural resource education activities (possibly associated with programs based at the Interpretive Center or pavilions at Stephens). All uses would be by permit.
Lanes Mill	Resource Stewardship Zone	Interpretive enhancements
Mount Gilead	Resource Stewardship Zone	Implement recommendations of the Cultural Landscape Report.
Navy Vale	Local Park Use Zone	
Old Centreville Road	Athletic Recreation Zone	Athletic field, multi-use courts, playground, open play area, picnic area
Ox Hill Battlefield	Resource Stewardship Zone	Implement Master Plan
Pleasant Hill	Local Park Use Zone	
Poplar Tree	Resource Stewardship Zone	
	Athletic Recreation Zone	
Quinn Farm	Resource Stewardship Zone	Implement Master Plan
	Athletic Recreation Zone	
Richard W. Jones	Resource Stewardship Zone	
	Athletic Recreation Zone	
Rocky Run Stream Valley East	Resource Stewardship Zone	
	Local Park Use Zone	Picnic area, athletic courts, open play area
Rocky Run Stream Valley West	Resource Stewardship Zone	
	Local Park Use Zone	Open play area, athletic courts, picnic area
Stephens	Resource Stewardship Zone	
	Athletic Recreation Zone	Athletic fields
	Special Use Zone	Reservable picnic pavilions for large gatherings. Consider coordinating parking with Quinn Farm for large groups.
Stone Crossing	Resource Stewardship Zone	
	Local Park Use Zone	Playground, athletic court, picnic area, open play area
Sully Historic Site	Resource Stewardship Zone	Implement Master Plan
	Special Use Zone	
VA Run-Hacor Proffer	Resource Stewardship Zone	

Part 4: Next Steps

This document is just the first step in the creation of a park system in Sully Woodlands. This section identifies potential next steps in the planning process.

I. Recommendations

The prioritization of activities will help the Park Authority direct staffing and financial resources to implement the Regional Master Plan. In addition, intermediate activities may occur to open the Core Properties to the public, such as interim use agreements, which are not included.

Each activity is assigned a priority:

- **High Priority**—Immediately needed and should begin following approval of the Regional Master Plan and be completed within 1 to 2 years. Assigned to activities associated with planning of Core Properties, key resource assessments, and priority project-wide planning projects.
- **Medium priority**—Begin following completion of high priority activities, within 3 to 5 year timeframe. Assigned to remaining project-wide planning projects, coordination activities, planning of additional athletic fields at existing parks, resource assessments at Core Properties and some existing parks.
- **Low priority**—Begin following completion of high and medium priority activities. Assigned to planning of additional local park uses and remaining resource assessments activities.

The following tables list the identified project-wide and park specific recommendations for next steps.

Table 3—Next Steps: Project-wide Recommendations

Study/Activity	Description	Priority
Trail Plan	Develop a comprehensive Trail Plan for Sully Woodlands.	High
Operations & Management Plan	Develop a comprehensive Operations and Management Plan for Sully Woodlands.	High
Business Plan	Develop a high priority list and implementation plan for potential revenue generating uses and activities in the Sully Woodlands Region.	Medium
Interpretive Plan	Develop a comprehensive Interpretive Plan for Sully Woodlands.	Medium
DPWES Coordination	Coordinate with DPWES in the development and implementation of the Cub Run Watershed Management Plan.	Medium
Fairfax County Public Schools (FCPS) Coordination	Coordinate with FCPS on athletic field use on schools and park land to maximize recreation opportunities provided in the Sully Woodlands region.	Medium
Loudoun County Coordination	Coordinate with Loudoun County on development plans and recreational development that impact Sully Woodlands.	Medium
Partner Coordination	Coordinate with key partners who provide recreational services in the Sully Woodlands region including Northern Virginia Regional Park Authority, National Park Service, Cox Farm and equestrian service providers.	Medium

Table 4—Next Steps: Park Specific Recommendations

Highlighted text denotes Core Properties

Park Unit	Description	Priority
BOS Transfer #13	Conceptual Development Plan and 2232 for Core Properties	High
	Determine rare species management needs	High
	Inventory potential cultural resource sites associated with Sudley Ford & Carter's Mill and Manassas Gap Railroad berm and abutments.	High
	Natural Resource Management Plan	Medium
Cardinal Forest-Pleasant Valley West	Conceptual Development Plan and 2232 for Core Properties	High
	Determine rare species management needs	High
	Natural Resource Management Plan	Medium
	Investigate presence of specific natural resource features such as vernal pools; investigate hydric soils to determine potential for additional wetlands	Medium
	Phase I archaeological survey with particular attention to diabase soils	Medium
Centre Ridge	Assess need for Conceptual Development Plan and 2232, if needed	Medium
	Investigate areas of diabase soils for unusual vegetative communities	Medium
Centre Ridge North	Archaeological assessment of possible civil war sites	High
Centreville Military Railroad	Identify parcels with remnants of military railroad and monitor for easement or acquisition	High
Chalet Woods	Master Plan Revision, if needed to accommodate additional uses	Low
	Natural Resource Management Plan	Low
Chantilly	Conceptual Development Plan with Chantilly Library Site	Medium
Chantilly Library Site	Conceptual Development Plan with Chantilly	Medium
Coscan Brookfield	Conceptual Development Plan and 2232 for Core Properties	High
	Archaeological assessment of potential cultural resources	Medium
	Natural Resource Management Plan	Low
Cub Run RE-Center	Master Plan Revision, if needed to accommodate additional uses	Low
Cub Run Stream Valley North	Archaeological assessment of potential cultural resource sites	High
	Inventory vernal pools	High
	Natural Resource Management Plan	Medium
Cub Run Stream Valley South	Investigate hydric soils to determine potential for additional wetlands	High
	Investigate diabase soils for rare vegetative communities	High
	Archaeological assessment of potential cultural resources	High
	Natural Resource Management Plan	Medium
Eagle	Conceptual Development Plan and 2232 for Core Properties	High
	Archaeological surveys of potential cultural resources	High
	Natural Resource Management Plan	Medium
Elklick Woodlands Natural Area Preserve	Conceptual Development Plan and 2232 for Core Properties	High
	Natural Resource Management Plan	High
	Archaeological surveys of potential cultural resources	High
Ellanor C. Lawrence Park	Archaeological surveys of potential cultural resources	High
	Natural Resource Management Plan	Medium
	Master Plan Revision	Medium

Table 4 con't—Next Steps: Park Specific Recommendations

Fair Oaks	Conceptual Development Plan, if needed to accommodate additional uses	Low
Fair Ridge	Archaeological assessment of potential cultural resource sites	Medium
	Master Plan Revision, if needed to accommodate additional uses	Medium
Fair Woods	Archaeological assessment of potential Native American sites	Medium
	Conceptual Development Plan and 2232 for proposed development	Medium
Flatlick Run Stream Valley	Additional archaeological testing of potential cultural resource sites	High
	Investigate hydric soils to determine potential for additional wetlands	Medium
	Conceptual Development Plan and 2232 for proposed development	Medium
Fox Valley	Archaeological assessment of potential Native American sites	Medium
	Conceptual Development Plan and 2232 for proposed development	Medium
	Investigate hydric soils to determine potential for additional wetlands	Low
Franklin Farm	Investigate hydric soils to determine potential for additional wetlands	Low
Franklin Glen	Additional archaeological testing of potential cultural resources sites	Medium
Frog Branch Stream Valley	Archaeological investigation of civil war site	High
	Natural Resource Management Plan	Low
	Conceptual Development Plan and 2232 for proposed development	Low
Goochland	Inventory vernal pools	Medium
	Natural Resource Management Plan	Low
Greenbriar	Investigate diabase soils for unusual plant communities	Low
	Investigate stone wall to determine its condition & interpretive opportunity	Low
Greenbriar Commons	Archaeological surveys to identify additional cultural resources	Low
Horne	Conceptual Development Plan and 2232 for Core Properties	High
	Archaeological investigations prior to any development	High
	Natural Resource Management Plan	High
Hunter-Hacor	Conceptual Development Plan and 2232 for Core Properties	High
	Archaeological resource assessment for potential sites throughout property	High
	Natural Resource Management Plan	Medium
Lanes Mill	Archaeological assessment	High
Mt. Gilead	Archaeological assessment	High
Navy Vale	<i>No next steps anticipated at this time</i>	
Old Centreville Road	Master Plan Revision to accommodate additional uses	Medium
Ox Hill Battle-field	Cultural Resource Management Plan as recommended in Master Plan	High
Pleasant Hill	Archaeological assessment	Medium
Quinn Farm	2232 for permanent uses associated with approved Master Plan; preserve important Native American archaeological site.	High
Poplar Tree	Natural Resource Management Plan	Low
Richard W. Jones	Natural Resource Management Plan	Low
	Inventory vernal pools	Medium
Rocky Run Stream Valley East	Natural Resource Inventory including investigation for potential vernal pools and wetlands	Medium
	Natural Resource Management Plan	Medium
	Conceptual Development Plan and 2232 to accommodate additional uses	Low

Table 4 con't—Next Steps: Park Specific Recommendations

Rocky Run Stream Valley West	Archaeological investigations to identify cultural resources	Medium
	Conceptual Development Plan and 2232 to accommodate additional uses	Low
Stephens	Conceptual Development Plan and 2232 for Core Properties	High
	Natural Resource Management Plan	Medium
	Inventory vernal pools	Medium
Stone Crossing	Conceptual Development Plan and 2232 to accommodate additional uses	Low
Sully Historic Site	Archaeological investigations prior to any development	High
	GIS mapping of cultural resources	Medium
	Natural Resource Management Plan	Low
VA Run-Hacor Proffer	Conceptual Development Plan and 2232 for Core Properties	High
	Natural Resource Management Plan	Medium
	Inventory vernal pools	Medium

II. Land Acquisition

To further improve and enhance the park system in Sully Woodlands, the following land acquisition needs have been identified and should be pursued in the future:

- In-holdings
- Improved trail connectivity
- Improved water access
- Land appropriate for development of athletic fields and/or a large special event facility
- Protection of natural and cultural resources

III. Revisions to the Regional Master Plan

This document will help guide site specific planning activities. As these properties are planned and/or developed, this Regional Master Plan will be used to ensure any proposed development is in accordance with the use zones identified in this plan, though additional site analysis may result in refinements and revisions to the zones. The Regional Master Plan should be administratively revised to reflect subsequent site-specific planning projects involving a public process, such as Conceptual Development Plans, approved by the Park Authority Board. The Regional Master Plan should be periodically reviewed to ensure the plan remain relevant and useful.

Committee Agenda Item
March 8, 2006

INFORMATION -

Funding Update for Park Capital Construction Projects

The 2005 – 2009 Project Development Schedule for the 2004 Park Bond Program was approved by the Park Authority Board on January 12, 2005. Since that time, the cost of construction has escalated steeply, substantially impacting staff's ability to complete all of the projects contained in the 2004 Bond Program. Therefore, the Planning and Development Committee asked staff to update the cost estimates for projects contained in the bond program, and formulate possible options for moving forward projects identified as "underfunded" by reallocating available funding, revising project scopes, or deferring construction until funding becomes available through future Park Bond Referendums.

Staff presented some initial options at the February 8, 2006 Planning and Development Committee meeting. Based on the discussion at the meeting, staff has prepared a revised list of underfunded 2004 Bond Program projects, along with a list of projects that provide the potential for funding reallocation. In general, projects on the reallocation list were not scheduled to begin construction until the 2nd Quarter of 2008.

ENCLOSED DOCUMENTS:

Attachment 1: Draft 2004 Bond – Underfunded Capital Projects

Attachment 2: Information on Underfunded Capital Projects

Attachment 3: Draft Potential Capital Projects Available for Funding Reallocation

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DRAFT
2004 Bond
Underfunded Capital Projects

As of: 2/24/2008

Projects that Must be funded

PROJECT NAME	Fund No.	Project No.	Original	Revised	Funding	Funding	"Minimum" Scope		"Full" Scope	
			Funding Amount	Funding	Amount Expended	Amount Remaining	Additional Funding Amount Required	Total Project Funding	Additional Funding Amount Required	Total Project Funding
North Twin Lakes Dam Repairs ⁽¹⁾	370	475804	\$2,000,000	\$2,000,000	\$3,759	\$1,996,241	(\$1,500,000)	\$496,241	\$1,500,000	\$3,496,241
Lake Accotink Dam Repairs ⁽²⁾	370	475804	\$650,000	\$650,000	\$3,128	\$646,872	\$400,000	\$1,046,872	\$400,000	\$1,046,872
Totals			\$2,650,000	\$2,650,000	\$6,887	\$2,643,113	(\$1,100,000)	\$1,543,113	\$1,900,000	\$4,543,113

Projects currently Underfunded

Hutchinson School Site ⁽³⁾	370	474104	\$2,000,000	\$1,745,000	\$0	\$1,745,000	\$1,155,000	\$2,900,000	\$2,100,000	\$3,845,000
Grouped Athletic Field Lighting ⁽⁴⁾	370	474104	\$715,000	\$715,000	\$20,447	\$694,553	\$60,000	\$754,553	\$877,000	\$1,571,553
Frying Pan Park Equestrian	370	475804	\$2,000,000	\$2,000,000	\$43,410	\$1,956,590	\$1,900,000	\$3,856,590	\$4,000,000	\$5,956,590
Historic Huntley	370/371		\$1,144,711	\$1,144,711	\$441,837	\$702,774	\$50,000	\$752,774	\$1,820,000	\$2,572,774
Totals			\$5,859,711	\$5,604,711	\$505,794	\$5,098,917	\$3,165,000	\$8,263,917	\$8,797,000	\$13,895,917

- 1) Dam repairs mandated by the State of Virginia.
- 2) Dam repairs mandated by the State of Virginia. The project scope has been expanded to include full flash board replacement.
- 3) Funding was reduced by \$155,000 to Fund Wolf Trap Fire Station per PAB action on 2/9/05, \$100,000 to CherryLinton PAB 2/22/06. Assumes the following revised scope: 1 lighted artificial turf athletic field with amenities, parking lot expansion, SWM facilities and lighting of 3 existing rectangular turf fields
- 4) Lighting of the diamond field at Lewinsville has been separated from the group project and is underway. The Town of Herndon has requested that lights not be installed at Alabama Drive.

Information on Underfunded Capital Projects

Hutchison School Site

Minimum Scope

SWM facilities, parking lot, lighted artificial turf rectangular field, landscaping and related work

Total Project Estimate	\$2,900,000
Available Funding	<u>\$1,745,000</u>
Additional Funding Required	\$1,155,000

Full Scope

SWM facilities, parking lot, lighted artificial turf rectangular field, lighting of 3 existing turf rectangular fields, landscaping, subsurface field drains and related work

Total Project Estimate	\$3,845,000
Available Funding	<u>\$1,745,000</u>
Additional Funding Required	\$2,100,000

Comment

The 3 new rectangular turf fields developed under the 1998 Bond Program are experiencing a lot of use, and as a result are difficult to maintain. Under the Minimum Scope option, staff is recommending increasing rectangular field availability by revising the project scope to replace the originally proposed 60' diamond, 90' diamond and rectangular turf fields with a lighted artificial turf field. The Full Scope option would further increase field availability by lighting and improving subsurface drainage on the 3 existing rectangular turf fields. Regardless of which development option is selected, substantial funds will be required to provide SWM facilities, expand the parking lot and upgrade electric service for the site. FCPA provided FCPS a commitment to construct the SWM facilities and expand the parking lot in 2002 when the site improvements were being designed concurrently with the school building expansion.

Information on Underfunded Capital Projects

Grouped Athletic Field Lighting Replacement

Minimum Scope

Design and install replacement systems for 3 fields at Nottoway Park

Total Project Estimate	\$754,553
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Available Funding	<u>\$694,553</u>
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Additional Funding Required	\$ 60,000
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Full Scope

Design and install replacement systems at Baron Cameron, Martin Luther King Jr. and Nottoway Parks (total of 6 fields)

Total Project Estimate	\$1,571,553
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Available Funding	<u>\$ 694,553</u>
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Additional Funding Required	\$ 877,000
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Comment

Available records indicate that all of the lighting systems identified for replacement are over 20 years old. Therefore, staff's recommendation for the Minimum Scope option is to replace lights on the 3 fields at Nottoway Park because of the heavy utilization experienced at those fields. The Full Scope option would replace all of the existing lighting system identified as a priority in the 2004 Bond Program.

Information on Underfunded Capital Projects

Frying Pan Park Equestrian

Minimum Scope

New barns (180 stalls), SWM facilities, demolition of old barns, access road, trails, landscaping and related work

Total Project Estimate	\$3,856,590
Available Funding	<u>\$1,956,590</u>
Additional Funding Required	\$1,900,000

Full Scope

New barns (180 stalls), RV and automobile parking lots, restroom/shower facility, SWM facilities, demolition of old barns, access road, trails, landscaping and related work

Total Project Estimate	\$5,956,590
Available Funding	<u>\$1,956,590</u>
Additional Funding Required	\$4,000,000

Comment

For the Minimum Scope option, staff is concerned that not providing the RV parking lot may make it difficult to attract the higher quality horse show events, resulting in a negative impact on revenue.

Information on Underfunded Capital Projects

North Twin Lakes Dam Repairs

Minimum Scope

Scope, design and permit the dam repairs

Total Project Estimate	\$ 496,241
Available Funding	<u>\$1,996,241</u>
Funding made Available	(\$1,500,000)

Full Scope

Scope, design, permit and construct the dam repairs

Total Project Estimate	\$3,496,241
Available Funding	<u>\$1,996,241</u>
Additional Funding Required	\$1,500,000

Comment

The Department of Public Works and Environmental Services (DPWES) is managing this project for the Park Authority. DPWES is now in the process of hiring a consultant to develop the project scope, so we anticipate the design and permitting phases will not be completed until 2008. Therefore, staff is recommending the Minimum Scope option for this project so the design and permitting phases can proceed, with the intent of funding construction from the next bond.

Information on Underfunded Capital Projects

Lake Accotink Dam Repairs

Recommended Scope

Scope, design, permit and construct the dam repairs

Total Project Estimate	\$1,046,872
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Available Funding	<u>\$ 646,872</u>
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Additional Funding Required	\$ 400,000
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Comment

Staff recommends fully funding this project to comply with state requirements, and to allow the work to proceed concurrently with dredging activities scheduled to begin in spring 2006.

Information on Underfunded Capital Projects

Huntley Historic

Minimum Scope

Stabilization of the historic structures

Total Project Estimate	\$752,774
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Available Funding	<u>\$702,774</u>
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Additional Funding Required	\$ 50,000
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Full Scope

Stabilization of the historic structures, historic building preservation / adaptive use, tenant house adaptive use as a visitor's center, parking lot, SWM facilities and related work

Total Project Estimate	\$2,522,774
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Available Funding	<u>\$ 702,774</u>
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Additional Funding Required	\$1,820,000
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Comment

The Minimum Scope option only secures the historic structures from further deterioration, and does not provide public access to the structures. The Full Scope option would stabilize and preserve the historic buildings, and provide for full public usage of the site.

DRAFT Potential Capital Projects Available For Funding Reallocation

As of: 2/24/2006

Projects - Deferral NOT Recommended

PROJECT NAME*	Fund No.	Project No.	Next Logical Stopping Point	Funded Amt.	Estimated Amount Expended to Stopping Point	Funding Available After Stopping Point	Estimated Delay**
Laurel Hill ⁽¹⁾	370	475504	Completion of Design	\$3,000,000	\$500,000	\$2,500,000	Unknown
Sully Historic Site ⁽²⁾	370	475004	Completion of Design	\$620,000	\$100,000	\$520,000	None
Total:				\$3,620,000	\$600,000	\$3,020,000	

Projects - Consideration for Deferral

Stephens Property ⁽³⁾	370	474104	Completion of Design	\$555,773	\$200,000	\$355,773	None
Great Falls Nike	370	474104	Completion of Design	\$228,000	\$100,000	\$128,000	None
Hunter Mill District Athletic Field Lighting	370	474104	Not Started	\$110,000	\$0	\$110,000	12 Quarters
Green Spring Gardens Vehicle Storage Area	370	476204	Completion of Design	\$350,000	\$100,000	\$250,000	None
New Maintenance Facility	370	476204	Completion of 2232	\$500,000	\$100,000	\$400,000	None
Burke Lake Driving Range	370	476204	Not Started	\$100,000	\$0	\$100,000	6 Quarters
New Community Skate Park	370	475504	Not Started	\$500,000	\$0	\$500,000	14 Quarters
Lamond Park ⁽⁴⁾	370	475504	Not Started	\$700,000	\$0	\$700,000	10 Quarters
Sully Woodlands	370	475004	Completion of 2232	\$100,000	\$20,000	\$80,000	8 Quarters
Trails	370	474604	Now	\$3,181,980	\$604,090	\$2,577,890	6 Quarters
Total				\$6,325,753	\$1,124,090	\$5,201,663	

*Construction is not scheduled to start until 2nd Quarter 2008 or later.

** Assumes the projects will be refunded during the 2nd Quarter of 2008 from scheduled 2008 Bond Program.

- 1) Deferral not recommended - Project may delay privately funded activities
- 2) Deferral not recommended - Project is ahead of schedule in order to proceed concurrently with developer activities critical to the project.
- 3) Original Budget of \$750,000 was reduced by \$194,227 to \$555,773 to support ballfields at Arrowhead.
- 4) Additional funding of approx. \$4,000,000 is needed to complete Scope work due to entrance road requirements.

INFORMATION -

Athletic Field Lighting Study Comments and Generic Athletic Field Lighting Specification

On September 14, 2005, the Athletic Field Lighting Study results were presented to the Park Authority Board. The Board directed staff to hold a public meeting to receive public comments on the study.

The public meeting was advertised for thirty (30) days and was held on November 17, 2005. The study was posted on the Park Authority website and copies were made on CDs to distribute to those who requested. The advertising consisted of a posting on the Park Authority website, letters to the manufacturers that participated in the study, letters to the Fairfax County Athletic Council members and members of the Fairfax County Environmental Quality Advisory Council, and advertisements in local newspapers.

Following the November 17, 2005 public meeting, a 30-day period was provided for receipt of additional comments. Attachment 1 is a matrix that summarizes the technical comments received before, at, and subsequent to the meeting along with responses to each comment.

The Athletic Field Lighting Study was commissioned to identify the major manufacturers that offer sports lighting systems, and investigate the performance levels of those systems with respect to on field lighting levels, off field lighting levels, lifecycle costs and design features. This is part of an ongoing effort by the Park Authority to be good neighbors, by specifying and installing athletic field lighting systems that minimize off field lighting levels, thereby reducing spill, glare and glow light. In addition, the study will aid staff in developing specifications that secure functional and maintainable lighting systems that have the lowest possible lifecycle costs.

After duly considering the lighting study and comments received during the public meeting and comment period, staff is now finalizing the Generic Athletic Field Lighting Specification. The specification will contain specific lighting system performance requirements that must be satisfied for future athletic field lighting installations. **A copy of the specification will be provided to the Planning and Development Committee at their meeting on March 8, 2006.**

Committee Agenda Item
March 8, 2006

ENCLOSED DOCUMENTS:

Attachment 1: FCPA Athletic Field Lighting Study 2005 – Technical Public Comments
Matrix

STAFF:

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John Lehman, Branch Manager, Project Management Branch
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FAIRFAX COUNTY PARK AUTHORITY - PLANNING AND DEVELOPMENT DIVISION

FCPA Athletic Field Lighting Study 2005

Public Comments Received by FCPA through December 19, 2005, and Responses Provided
(Note: December 19, 2005 was the official end of the public comment period)

Technical Public Comments Matrix



No.					
1	09/30/05	LMI	The Qualite Pro Series fixture provides better spill control than the matrix indicates.	DMD	Agree.
2	09/30/05	LMI	SWSG Report Comparison Matrix calls for luminaires tested for performance by an independent testing laboratory.	DMD	Agree, however most of the larger suppliers have their own test labs to aid in product development.
3	09/30/05 10/03/05	LMI USL	Musco declined to release photometric files.	DMD	Musco did submit a hardcopy photometric file for a NEMA 4x4 beam type as requested.
4	09/30/05	LMI	Qualite systems specifies initial lumen value of 162,000 base on a tilt factor of 1.0	DMD	To approve an alternate initial lumen value we would need to see the lumen depreciation curve for Venture MS 1500W/HORSPORT 60 lamp.
5	09/30/05	LMI	There is no independent laboratory testing to confirm Musco literature claim that the LSG system drives the Musco 1500W MH lamp at 1250 Watts, 1350 Watts, 1450 Watts, 1550 Watts, and finally at 1650 Watts.	DMD	We agree, however, Musco indicated that they will provide written guarantee of maintained lighting levels throughout the life of the system.
6	09/30/05	LMI	Concrete poles are aesthetically pleasing, require less maintenance, and come with a lifetime warranty. Steel poles are usually have only 5 years.	DMD	Galvanized steel pole like concrete is proven to last the life of the system in the Pacific Northwest.
7	09/30/05	LMI	The mass of concrete pole minimizes vibration - longer lamp and ballast life compared to steel poles.	DMD	Agree concrete pole will deflect less than steel however ballast and lamp life have not been an issue with steel or concrete pole. In fact the ballast cabinets are located 10 feet up the pole and are not an issue.
8	09/30/05	LMI	A concrete pole provides maximum stiffness and minimizes deflection and movement compared to steel poles	DMD	Both steel and concrete meet structural requirements.
9	09/30/05	LMI	Steps and service platforms enable a qualified service contractor to repair lights when the field or surrounding area is too wet to bring a 40,000 lb bucket truck to the pole.	DMD	All suppliers offer service platforms however this was not a criterion.
10	09/30/05	LMI	There is no information indicating how the warranties were evaluated only that Musco's warranty was determined the best.	DMD	Musco offered a service plan based on 5,000 hours of usage and labor whereas Qualite and others are based on 3,000 hours.
11	10/03/05	USL	The SWSG study's only finding on lighting performance is that Musco meets the minimum performance criteria of IESNA RP-6.	DMD	This is not the studies only finding.

Attachment 1

No.					
12	10/03/05	USL	Musco LSG system does not conform to the prescribed initial IES lighting levels.	DMD	By using innovative smart ballast, the Musco system can satisfy the maintained lighting level requirement with lower initial lighting levels.
13	10/03/05	USL	Musco engaged an engineering firm from Cleveland to make up a study to illustrate the rationale for "no direct burial steel poles will be allowed". Musco's concept of concrete core for pole foundation is not an industry standard.	DMD	We have allowed direct burial steel poles as long as the bases are galvanized and coated with special material and the bases are backfilled inside and out with concrete. The Musco direct burial pre-cast concrete foundation is well proven to meet all structural standards and codes of which we are aware.
14	11/14/05	Soft Lighting	The information requested from the study participants was based on Musco equipment specifications and performance, as the standard to be met; and the study's weighted "scoring" system is not balanced. In section 3.2 (Glare Control Devices), all other systems scored 2 points, while Soft Lighting's "fully shielded" full cut-off system received N/A, no score at all.	DMD	Soft Lighting features that were not applicable to a given criteria were scored "NA" and the "NA's" were deducted from the total number of items that Soft Lighting was scored on. This is the case for section 3.2. A score of "NA" for Soft Lighting does not disadvantage it from others.
15	11/14/05	Soft Lighting	Soft Lighting equipment assembly is prealigned, requires no field alignment, saving hours of focusing, glare, and/or light trespass.	DMD	We disagree, because Hubbell, Musco and Qualite fixtures are all factory pre-aimed, so aiming is not an issue.
16	11/14/05	Soft Lighting	Soft Lighting does not require readjustment. Because the competition is aimable, they need periodic readjustment due to "drift" over time.	DMD	We have not seen this as an issue with Hubbell, Qualite or Musco pre-aimed systems.
17	11/14/05	Soft Lighting	Musco and other manufacturers by necessity had to remotely mount the ballasts to avoid heat problem. Mounting at the base of the pole seems like a consumer benefit, but in reality it is not.	DMD	Remote mounted ballasts are preferable because of their better accessibility. Softlight system ballast repairs would require a bucket truck rather than a ladder to access a ballast.
18	11/17/05	Hubbell	Public Meeting voice comment by Mr. Bill Hewlett, Hubbell Lighting, Inc.: Musco Light Structure Green system's smart ballast is nothing more than a timer, relays, a standard ballast, and a plug valve set. Our tests indicate that between capacitor switching periods, their lamp output depreciates as much as 13%. Musco has also introduced the term "constant light level" which they assert allows them to be exempt from the accepted IES Light Loss Factor (LLF), resulting in fewer fixtures in their design.	FCPA	Musco has no independent laboratory testing to validate performance claims for their new "Smart Lamp Technology" lighting systems, however they guarantee lighting levels to remain within 10% of the specified design level for 25 years.
19	11/17/05	EQAC	Public Meeting voice comment by Mr. Robert McLaren, EQUAC: Cost should be a criteria, an important criteria, but also consider the impact on the neighborhood as very major criteria. We are particularly paying attention to off-site spill and glare.	FCPA	The Park Authority's new, performance based Generic Athletic Field Lighting Specification will ensure compliance with the Fairfax County Outdoor Lighting Ordinance and pertinent IES industry standards.

No.

COMMENT RECEIVED

20	11/17/05	GE	Public Meeting voice comment by Mr. Richard Cox, Commercial Lighting Sales, representing G.E. Lighting: Performance specifications are key. Everybody must be on the same playing field. How about a mock-up? How about the scientific proof? Independent testing lab performance? Independent, not in-house by the manufacturer.	FCPA	Musco has no independent laboratory testing to validate performance claims for their new "Smart Lamp Technology" lighting systems, however they guarantee lighting levels to remain within 10% of the specified design level for 25 years.
21	11/17/05	VHCA	Public Meeting voice comment issues by Mr. Dave Bouleier, Virginia Hills Citizens Association: We were assured, that light spill would be minimal, not to affect our neighborhood, and the night sky would be kept reasonably dark. There have been no actual tests on some of these lighting systems.	FCPA	The Park Authority's new, performance based Generic Athletic Field Lighting Specification will ensure compliance with the Fairfax County Outdoor Lighting Ordinance and pertinent IES industry standards.
22	11/17/05	FCAC	Public Meeting voice comment issues by Mr. Harold Laif, Fairfax County Athletic Council: Fairfax County schools I think also have some type of standard. Are we going to have two different standards in the County for field lighting?	FCPA	Both FCPA and FCPS must adhere to and comply with the same Fairfax County Outdoor Lighting Ordinance requirements. FCPA and FCPS are coordinating and discussing development of the lighting specifications.
23	11/17/05	Soft Lighting IVI	Public Meeting voice comment issues by Mr. Robert Parks: [Comparison Matrix item] 2.1 in one paragraph Musco Lighting was waived of meeting the RP-6 requirement for average lumen.	FCPA	Musco has no independent laboratory testing to validate performance claims for their new "Smart Lamp Technology" lighting systems, however they guarantee lighting levels to remain within 10% of the specified design level for 25 years.
24	11/21/05	USL	Musco Light Green only meets the lowest accepted light level required by IES, and is contrary to industry standard design based on a 0.72 LLF, thus resulting in a 28% variance for Musco.	DMD	Musco LSG system is new and they offered a performance guarantee to back-up their elimination of the light loss factor.
25	11/21/05	USL	The IES published documents regarding spill light concerns. These documents do not recognize any of the items this report asked of the participants to supply.	DMD	We have requested spill light levels at a defined boundary line in accordance with IESNA RP-33 and TM-11. This was part of the analysis.
26	11/21/05	USL	The only way to judge the spill light is to take light readings at a given location with the light meter aimed at a specific given position.	DMD	Spill light levels were requested at a defined boundary line. This is noted in the report.
27	11/21/05	USL	On the issue of direct embedded steel poles, DMD response letter states they allow them, but in the report it states we cannot use them.	DMD	Provided the pole is galvanized and coated, and then backfilled with concrete as is the case with transmission poles, DMD has allowed them.
28	12/05/05	Soft Lighting IVI	It is a wrongful claim that FCOs require twice the number of poles, and that 1.0 kW lamps used in FCO fixtures are less efficient than the 1.5 kW lamps that used in most spun parabolic fixtures.	DMD	DMD has found the 1.5 kW lamps to be more cost effective than 1.0 kW lamps.

No.					
29	12/05/05	Soft Lighting IVI	Fewer poles may save some money, but reduction in number of poles degrades the quality of light on the field. On-field and off-field glare and light trespass are proportionally increased by the use of four poles.	DMD	We use fewer poles to reduce cost. We have found fewer poles do not to impact spill light and glare which we analyze on each project. We have been able to meet spill light requirements with a design with say four poles for a soccer field as opposed to say 6 or 8. Our goal is to get the best value for the client.
30	12/15/05	Musco	Smart Lamp technology, which is part of Musco's Light Structure Green (LSG), provides constant illuminance for the life of the system, and reduces life-cycle cost. Constant illuminance is a significant departure from the traditional IESNA recognized method of specifying initial and maintained illuminance. Musco guarantees illuminance to within $\pm 10\%$ of the specified level for 25 years.	DMD	Current lighting design practice requires a Light Loss Factor (LLF) be applied to a design to compensate for lamp lumen depreciation, luminaire dirt depreciation and equipment factors. How Musco can totally eliminate the light loss factor is a mystery as Musco has no independent laboratory testing to support this claim other than a Musco guarantee.
31	12/15/05	Musco	Light Structure Green system typically results in energy savings in excess of 40% compared to conventional sports lighting systems. Our lamp replacement interval is 5000 hours, with first re-lamping at 5000 hours under our warranty at no cost.	DMD	We have seen no proof of energy saving results beyond what is shown. We see no proof Control Link saves energy above and beyond other similar lighting control systems. I would agree, the "Number of Re-lamps Beyond the Extended Warranty" should be 2 not 3 as noted on tables in Section 7 of the report.
32	12/15/05	Musco	The new Constant 25(TM) warranty that is included with Light Structure Green covers all materials, labor, and services required to maintain the lighting system to the original design criteria for 25 years, including: 1) Constant light levels $\pm 10\%$ as per IESNA, 2) One group lamp replacement at 5000 hours, with additional re-lampings available for purchase under this plan, 3) Energy consumption as average kW, 4) Electronic monitoring, maintenance and control services, 5) Spill light control $\pm 10\%$ per IESNA, and 6) Structural integrity. Lamp life is considerably longer than 5000 hours, but we replace them at 5000 hours in order to maintain the constant light level.	DMD	Data submitted by Musco was for a 10 year service plan. We were not made aware Musco offered a 25 year service plan when the report was prepared.
33	12/15/05	Musco	SWSG Report Comparison Matrix, item 2.5 requires luminaires be tested for photometric performance by an independent laboratory. Musco's photometry test lab is accredited by NVLAP, however, we have verified our test data through Independent Testing Laboratories, Inc. of Boulder, Colorado. The ITL photometric information was provided to your engineer for his review and evaluation.	DMD	I would agree a PDF copy of a photometric was provided.
34	12/15/05	Musco	SWSG Report Comparison Matrix, item 2.6 requires photometric data to be available to the electrical engineer. We have found that it is not practical or useful to provide full photometric data to others.	DMD	We take issue to the fact Musco will not make digital IESNA photometric files available to engineering firms. Commonly used photometric files must be provided to the engineer as has been standard practice in the past.

No.					
35	12/15/05	Musco	SWSG Report Comparison Matrix, item 5.3 requires the lamp's arc tube to be shielded as one means of controlling glare.	DMD	I would agree and recommend this item be eliminated.
36	12/19/05	Hubbell	An essential IESNA RP-6 requirement is that all design calculations utilize a Light Loss Factor (LLF). Musco has offered no scientific proof as to why they do not need to use a LLF. Their significant reduction in fixture quantities with Musco Light Structure Green is due mostly to ignoring LLF.	DMD	We would agree that claims made by a lighting supplier should be backed up by test data as opposed to only a performance guarantee.
37	12/19/05	Hubbell	Claims of "constant light output" accepted by the study is not supported by scientific evidence or peer review. Hubbell Lighting has tested a Musco Light Structure Green ballast and lamp in a certified laboratory, and in fact constant light output is not achieved. Light output actually drops over time.	DMD	I would agree with these comments and feel that unless Musco can provide test results to back up product claims then we should apply a partial light loss factor.
38	12/19/05	Hubbell	The Report and FCPA Lighting Spec do not allow NEMA 2 beam spreads. This is an unfair evaluation of a manufacturer who chooses to use this NEMA type.	DMD	We don't agree with this comment. When we have allowed NEMA 2 beams we have found the installation to look quite "spotty".
39	12/19/05	Hubbell	The most common standard lamp used in sports lighting is a 170,000-lumen GE lamp. A Lamp Lumen Output of 155,000 is specific only to Musco's lamp, which is proprietary. The 170,000-lumen lamp provides more light, reducing fixture quantity and therefore material cost and energy cost to the County.	DMD	We don't agree with 170,000 lumens being "the most common". The 155,000 lumen output is not specific to only the Philips (Musco) Z lamp, it is also specific to their standard metal halide lamp which I can no longer find on their web site. Lumen output varies for each supplier (158K SYLVANIA, 165K Venture and 162K GE). I would agree, we should consider slightly higher initial lumen values, provided the supplier can validate their claims and suitable tilt factor is applied (where required).
40	12/19/05	Hubbell	The Executive Summary states "that sky glow shall be controlled by limiting the amount of up-light from the fixtures to that allowed from an IESNA cutoff classification."	DMD	Agree that cut-off could be a concern however there is light reflected off the surface which helps light the underside of the ball. We have had no complaints to date from players at fields using full-cutoff optics.
41	12/19/05	Hubbell	Musco requires the entire head be removed and special handling performed during re-lamping. No additional charges were applied in the Life Cycle Cost Analysis for this added work and for Musco's proprietary lamps that cost more than standard lamps.	DMD	Musco higher lamp costs (see footnote on page 7-2 of report) were considered in the cost. They use fewer fixtures which help to offset higher lamp costs. We will re-evaluate costs if additional fixtures are added.
42	12/19/05	Hubbell	Hubbell and Quailie have a welded cross-arm assembly that is attached to the pole at the job site. Musco's cross-arm assembly is already attached to a small top section of pole, which is then attached to the rest of the pole at the job site. There is no reason one version should be worth 3 point and one is worth no points.	DMD	Agree and recommend we change so you are not penalized.

No.				
43	12/19/05	Hubbell	The Final Comparison Matrix's evaluation of "Spare Fuses Included in Ballast Enclosure. Hubbell provides spare fuses on every order. We received a two-point deduction and should not have.	DMD
				Agree and recommend we change to add two points.
44	12/19/05	Hubbell	The Final Comparison Matrix's evaluation of "System Provides Remote Diagnostics." Hubbell provides remote diagnostics as an option on every order. We received a two-point deduction and should not have.	DMD
				Agree and should not be penalized 2 points as we understand your package included a Skylogix system.

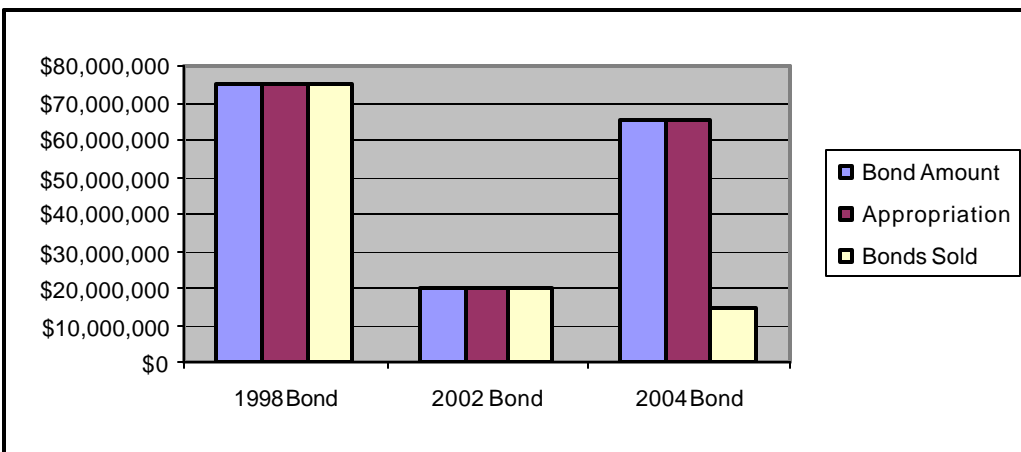
INFORMATION -

FY 2006 Update - Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund

Fund 370

The Park Authority had a total of \$75,000,000 authorized bonds from the 1998 Bond Program and \$20,000,000 authorized from the 2002 program in Fund 370 for park land acquisition and development. All bonds associated with the 1998 and 2002 program have been sold. In addition, the Park Authority had \$65,000,000 approved as part of the fall 2004 Bond Program. The full complement of \$65,000,000 from the fall 2004 Program has been appropriated.

Based on a beginning cash balance in FY 2006 of \$20,121,824, \$15,000,000 sold in the fall of 2005 and a projected future bond sale of \$50,000,000, the Park Authority will have a total appropriation of \$85,121,824 for FY 2006 to be expended on park land acquisition and development.



Fund 371

With regard to Fund 371, Park Capital Improvement Fund, the Park Authority has an appropriation of \$11,511,828 for projects in FY 2006. These funds are utilized for projects listed in Fund 371, Park Capital Improvement Fund and include those activities associated with the improvement fund such as easement administration, proffer

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development, park rental building repairs, improvements to revenue generating facilities, grants, and park improvements made possible as a result of lease payments on park sites.

As a result of FY 2006 Third Quarter Budget submission, the Park Authority requested an additional \$629,218 be appropriated by the Board of Supervisors for donations received during the current fiscal year related to Lee District Land Acquisition and Development and ClemyJontri. Taking into account the additional request of \$629,218, the total appropriation request for FY 2006 as a result of the Third Quarter Review is \$12,141,046.

Attached are updates for Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund, relating to the funding categories and Board reallocations to date, as well as the budgets, expenditures, encumbrances and remaining balances for each park activity listed under the major funding categories.

FISCAL IMPACT:

The FY 2006 appropriation for Fund 370, Park Authority Bond Construction is \$85,121,824. The FY 2006 appropriation for Fund 371, Park Capital Improvement Fund is \$12,141,046 as a result of the Third Quarter Review.

ENCLOSED DOCUMENT:

Attachment 1: FY 2006 Update - Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

Michael Baird, Management Analyst, Financial Planning Branch

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INFORMATION -

Capital Improvement Program (CIP) Presentation for the Planning Commission's Workshop

Staff from the Planning and Development Division will be present to answer questions regarding the 2007 – 2011 Parks CIP program scheduled to be presented at the Planning Commission's Workshop on Thursday, March 9, 2006. The presentation to the Planning Commission is limited to 10 minutes and will focus on program highlights and future challenges.

ENCLOSED DOCUMENT:

Attachment 1: PowerPoint Slides of the Capital Improvement Program
FY 2007 – 2011 at the Planning Commission Workshop on March 9,
2006.

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn S. Tadlock, Director, Planning and Development Division
Michael Baird, Management Analyst, Planning and Development Division